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THE  
FIRST REPORT  
OF THE  
COMMISSIONERS

OF  
His Majesty's Woods, Forests, and Land Revenues;

IN OBEDIENCE TO THE ACTS OF

34 GEORGE III. CAP. 75. AND 50 GEORGE III. CAP. 65.

Dated 4th JUNE 1812.

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*Ordered to be printed 12th June 1812.*

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To the Right Honourable the Lords Spiritual and Temporal,  
in Parliament assembled.

THE FIRST REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues ; in Obedience to the Directions of an Act of Parliament, passed in the Thirty-fourth Year of His Majesty's Reign, intituled "An Act for the better Management of the " Land Revenue of the Crown, and for the Sale of Fee " Farm and other unimprovable Rents ;"—and of another Act, passed in the Fiftieth Year of His Majesty's Reign, intituled "An Act for uniting the Offices of Surveyor " General of the Land Revenues of the Crown, and " Surveyor General of His Majesty's Woods, Forests, " Parks, and Chafes."

THE Act of the 34th of His Majesty, Cap. 75, for the better Management of the Land Revenue of the Crown, and for the Sale of Fee Farm and other unimprovable Rents, was the result of the very able Reports and Opinions of the Commissioners for inquiring into the State and Condition of the Woods, Forests, and Land Revenues of the Crown, appointed under the Statute of 26th GEO. III. Cap. 87. The first-mentioned Act established a new system for the management of the Land Revenue, and required, that in every Third Year the Surveyor General should certify and report in writing, under his Hand and Seal, unto the KING's Most Excellent MAJESTY, and both Houses of Parliament, certain particulars, therein specified, touching the progress made in the Improvement of the Land Revenue under his management ; "and all such other matters and things touching " or concerning the said Land Revenue, or any part thereof, as to the said Surveyor General shall seem proper and necessary to be contained and set forth in " such Reports."

34 Geo. III. c. 75.

26 Geo. III. c. 87.  
Sec. 21.

In pursuance of this requisition of the Statute, the late Mr. Fordyce, then Surveyor General of the Land Revenue, and who had been one of the Parliamentary Commissioners above mentioned, prepared and submitted to His Majesty, and the two Houses of Parliament, four different Reports, at successive intervals of time ; in which, besides certifying the specific matters enumerated in the clause just mentioned, he took occasion to detail various Regulations which had been established, on his recommendation, by the authority of the Lords of the Treasury, or which he had suggested as fit to be adopted, in execution of the several provisions of the Statute ; together with explanations of the most considerable Improvements in the management of the Estates of the Crown, and in the Amount of the Revenue arising there-



from, which had taken place from the time when the Act in question came into operation.

The same Commissioners had also proposed a great variety of measures, with respect to the Royal Forests, and a future supply of Navy Timber from them, forming together the basis of a system which began to be carried into effect in the year 1803, and has been steadily kept in view ever since.

17th Report  
Commissioners of  
Land Revenue,  
(1793) pa. 16.

One of the measures they most particularly recommended was, that the two Departments of Woods, Forests, and Land Revenue, should be united, and the functions of the respective Surveyors General transferred to a Board of Commissioners to be appointed for the management of both; and a convenient opportunity of carrying this scheme into effect having occurred by the death of the late Surveyor General of Land Revenue, in the year 1809, an Act was passed for that purpose in the year 1810 (50th GEO. III. cap. 65); the business of the Land Revenue Department having in the mean time been carried on by the chief subordinate Officer of that Department, as acting Surveyor General.

50 Geo. III. c. 65.  
Sec. 4.

This Act provides, that all Reports, which, by any Acts of Parliament then in force were required to be made by the Surveyor General of the Land Revenue of the Crown, or the Surveyor General of His Majesty's Woods, Forests, Parks, and Chases, "shall be made by the said Commissioners" (the Commissioners of His Majesty's Woods, Forests, and Land Revenues, to be appointed by virtue of the Act) "in such manner and form as the said Surveyors, or either of them, were or " was required to make the same."

In compliance with this provision, and the above-mentioned Act of the 34th Geo. III. the three years from the time of Mr. Fordyce's last Report having elapsed, We, the undersigned Commissioners, appointed by His Majesty in pursuance of the said Act of 50th Geo. III. do report as follows:

Appendix No. 1.  
A. & B.

Appendix, No. 2.

THE first matter which we took into consideration upon entering on the execution of our functions, was the Establishment which would be necessary for the purpose of the combined Duties we were called upon to perform; and having transmitted to the Lords of the Treasury a Plan of such an Establishment as seemed to us essential to the furtherance and effectual attainment of the important objects for which the Board had been instituted, the same was, with certain modifications, approved of, and sanctioned by a Treasury Warrant bearing date the 26th of March 1811.

Our next proceeding was to inform ourselves correctly of the state of the Business in each of the two Departments, when we found that there was an arrear in the Land Revenue Branch, of References from the Treasury, which had not been proceeded upon, or upon which the proceedings had not been completed, and which had accumulated from the suspension of renewals of Crown Leases for nearly eight years during the investigations of the Parliamentary Commissioners, and from the inadequate state of the former Establishment, to not less than 361 different cases.

For the purpose of bringing those cases more distinctly under our view, we directed Lists of them to be prepared, and a chronological Register compiled from those Lists, to be entered in a Book, and to be continued as new References should come in, in order that they might be proceeded on, as far as should be found practicable, according to their priority in point of time.

We in like manner caused a chronological Register of other miscellaneous documents to be prepared; and also a Book containing, according to their dates, the different Standing Orders we have found it necessary to make from time to time, for the more regular and expeditious dispatch of our business. One of these Standing Orders is, that the state of all the Books in each of the two Departments (including those we have specified) shall be examined, and entered in the Minutes of the last Board



Board in each month; and we have the satisfaction to say, that they have, in general, been brought down as near to that time as the nature of the matters to be entered would admit of.

All the cases comprised in the Lists have now been under our consideration; many of them have been finally disposed of, and in all of them such proceedings have been had as the circumstances seemed to require.

## PART I.

DEPARTMENT  
OF LAND  
REVENUE.

WE now proceed, in pursuance of the afore said provision of the Act of 34 Geo. III. to certify concerning the matters therein specifically enumerated.

Adopting the course pursued by the late Surveyor General, Mr. Fordyce, we give in the first place, an Account of the Leases of the *Land Estates*, which have been passed since the making of his 4th Report.

Of these Leases of *Land Estates*, the particulars are stated in a Schedule inserted in the Appendix; from which it appears, that since the date of that Report, the Estates which have been so granted are of the annual Value of £.8,473. 12s. 4d. according to the Reports of Surveyors acting on Oath; and the clear yearly Rents reserved for the same £.8,114. 7s. 7d. That the annual Value of the same Premises by the latest Surveys, or other Accounts previously existing in the Surveyor General's Office, was £.3,247. 8s. 4d. the Rents reserved in the last Leases £.611. 17s. 4½d. reduced by an allowance in respect of Land Tax to about £.489. 10s. 4½d. and the Fines paid £.5,842. 19s. 3d.

Land Estates :  
New Leases  
granted.  
Appendix, No. 3.

Of the new Leases of *Houses*, the particulars are also stated in a Schedule in the Appendix; showing that the yearly Value of the Premises, as estimated by Surveyors on oath, was £.13,607. 14s. 8d. the clear yearly Rents reserved £.8,500. 5s. 2d. and the Fines paid £.28,787. That the yearly value of the same Premises by the latest Surveys, &c. was £.6,715. 1s. 8d. the Rents reserved in the last Leases £.1,065. 4s. 10d. reduced by Land Tax to about £.852. 4s. 10d. and the Fines paid £.7,226. 13s. 11½d.

Houses :  
New Leases  
granted.  
Appendix, No. 4.

The same Schedule also shows, that Leases have been granted of Houses which had not been before in Lease; the certified annual Value of which is £.220. 17s. 3d. the Rents reserved in the Leases, £.172. 19s. 5d. and the Fines paid £.1,900. Part of these Premises is an Escheat of the annual value of £.70, granted at one third only of the value, as a reward for the discovery, according to the usual practice in such cases.

Leases have also been agreed to be granted of several Estates, of both Land and Houses, and are now in the course of passing, under the authority of Warrants from the Treasury; the particulars of which are stated in Schedules also annexed to this Report.

Leases agreed for  
under Treasury  
Warrants.

Of the *Land Estates* so agreed to be granted, the certified yearly value is £.9,866. 12s. 9½d. the clear Rents to be reserved in the Leases £.8,434. 16s. 6d. and the Fine paid in respect of Buildings to be comprised in one of those Leases, £.2,567. The yearly value of the same Premises, by the latest Surveys, &c. was £.3,252. 14s. 8½d. the Rents reserved in the last Leases £.604. 13s. 7¼d. reduced by Land Tax to £.483. 15s. 7¼d. and the Fines paid, £.6,155.

Of Land Estates.  
Appendix, No. 5.

There is also a Treasury Warrant, authorizing the proceedings for a Lease of Mines and Minerals in certain Waste Lands in Carnarvonshire, which have not been before in Lease. The Rents to be reserved in this Lease are to be a fixed annual payment of £.1, as an acknowledgment, and a tenth part in value of all the produce of the Mines; but the proceedings have been suspended, on account of



unexpected difficulties the Applicants for the Lease have met with in making arrangements for executing their intended Works.

Of Houses.  
Appendix, No. 6.

And of the *Houses* so agreed to be granted, the certified yearly value is £.6,469. 17s. 9d. the clear yearly Rents to be reserved in the Leases £.4,405. 18s. and the Fines to be paid £.17,397. The yearly value of the same Premises by the latest Surveys, &c. was £.3,548. 16s. 2½d. the Rents reserved in the last Leases £.454. 17s. 3d. reduced by Land Tax to about £.363. 18s. 3d. and the Fines paid to £.3,297. 3s. 7¾d.

Leases for which  
Terms have been  
proposed.

Terms for new Leases, founded on valuations made on Oath, and subject to the approbation of the Treasury, have also been proposed to various persons, whose applications for such Leases had been referred to the Surveyor General, or to us.

Land Estates.

Of the *Land Estates* thus proposed to be demised, the annual value is £.12,269. 8s. 3½d. and the clear Rents to be reserved £11,527. 10s. 1d. The annual value of the same Estates, by the latest Surveys, &c. £5,050. 0s. 1¼d. the Rents reserved in the last Leases £.773. 7s. reduced by Land Tax to about £.618. 14s. and the Fines paid £.22,746. 11s. 9d.

Houses.

And of the *Houses* the annual value is £.8,434. 4s. the clear Rents to be reserved, £.5,999. 14s. and the Fines to be paid for the new Leases £.25,714. The annual value of the same Premises, by the latest Surveys, &c. was £.4,288. 1s. 5d. the Rents reserved in the last Leases £.599. 14s. 1d. reduced by Land Tax to about £.479. 16s. 1d. and the Fines paid £.6,491. 1s.

4th  
Trien. Report,  
small edit. p. 8—  
large edit. p. 188.  
Grant in Perpetuity.  
Appendix, No. 7.

Mr. Fordyce, in his Fourth Triennial Report, stated the particulars of a Grant agreed to be made to the Earl of Westmorland, under the authority of a special Act of Parliament, of all the Estate and Interest of the Crown in the Hayes and Walks of Sulehay Fermes, and Shortwood, and Moorhay, in Rockingham Forest. That Grant has since been completed, and the Consideration Money, viz. £.10,038. 15s. 6d. with Interest thereon to the day of payment, (which, after deducting the Property Tax, amounted to £.1,842. 17s. 2d.) making together £.11,881. 12s. 8d. has been paid; and, agreeably to the provisions of the said Act, we have laid out the same in the purchase of £.17,867. 0s. 8d. Capital, in the Three Pounds per Centum Consolidated Annuities, in the name of the Lord High Treasurer of England\*.

\* Infra, p. 28.

Appendix, No. 11.  
Sales of  
Fee Farm Rents.

A Schedule of the Fee Farm, and other unimprovable Rents, which have been sold since Mr. Fordyce's Fourth Report, is also inserted in the Appendix; the net amount whereof is £.42. 9s. 2d. the Purchase Money paid for the same £1,109. 7s. and the Three Pounds per Centum Consols bought therewith £.1,752. 11s. 10d. the annual Dividend on which is £.52. 11s. 3d. which Stock, added to that stated in the said Report to have been purchased by the Surveyor General, being £.17,961. 10s. 8d. increases the amount to £.19,714. 2s. 6d. purchased since the passing of the Act of 34 Geo. III. cap. 75; and that Stock, added to the Stock purchased by the Parliamentary Commissioners, forms a Total of £125,484. 0s. 9d. purchased with the produce of the Sales of such Rents, the Dividend on which is £3,764. 10s. 5d. per annum.

Stock purchased  
with the produce of  
such Sales.

Other sums, arising from the following sources, have also been invested in the same Stock, in the name of the Lord High Treasurer.

45 Geo. III. c. 97.

An Act which passed in 1805, for inclosing Lands in the Parish of Hampton-in-Arden, in the County of Warwick, empowered the Surveyor General to enfranchise Copyhold or Customary Tenements of the Manor of Hampton-in-Arden; and the Act of 48 Geo. III. cap. 73, authorized him generally to enfranchise Tenements of that description holden of any Manor belonging to the Crown. Under those powers several Enfranchisements have been made, of which a Schedule is annexed. The

48 Geo. III. c. 73.  
Enfranchisements  
of Copyholds of  
Crown Manors.  
Appendix, No. 8.

Consideration-



Consideration-money paid for those Enfranchisements, amounted to £918. 13s. 6d. and has been laid out in the purchase of £1,543. 19s. 10d. Three per Cent. Consols. The Fines payable on Admissions to those Tenements, were certain, and consequently unimprovable, and were very small in amount. The Quit-Rents amounted to no more than £5. 1s. 5d. per annum.

Another Act was passed in 1805 “for enabling His Majesty to grant a certain “Creek, called Chelson Bay, otherwise Shilston Bay, in or near the Parish of “Plympton Saint Mary, in the County of Devon, and for vesting the same, for “a valuable Consideration, in the Right Honourable John Lord Boringdon, and “his Heirs;” by which it was enacted, that upon payment of the sum of £200 into the Bank of England, in the name of the Lord High Treasurer, by the said John Lord Boringdon, the said Creek, or Plot, or Parcel of Mudland, containing about 105 Acres, should be thereby vested for ever, freed and discharged from all Claims of His Majesty, in right of his Crown, his Heirs and Successors, in the said John Lord Boringdon, his Heirs and Assigns, in Fee Simple. And that sum having been paid, has agreeably to the direction in the said Act been laid out in like manner in the purchase of £314. 6s. 10d. Three per Cent. Consols.

Grant to  
Lord Boringdon.

In 1807 an Act was passed “for draining, embanking, and improving Lands in “the Parish of Ottringham, in Holderness, in the East Riding of the County of “York;” which Act gave the Commissioners thereby appointed a general power to purchase any Lands which might be wanted for the purposes of the Drainage; in the exercise of which power, the Commissioners gave notice to the Lessees of an Estate of the Crown, called Sunk Island, in the Humber, of their intention to purchase certain Lands, part of that Estate, lying near the Outfall of their Drainage; but as part of those Lands were material to the convenience of the Estate, and the King was not named in the Act as a Party, subject to its provisions, Mr. Fordyce resisted that proceeding of the Drainage Commissioners. His object, however, being to protect the Crown's Estate, and not to interrupt the Drainage, an arrangement was made with those Commissioners, by which they were allowed to take 12 Acres of the Land, paying for the same the price of £488. of which Sum, the proportion accruing to the Crown, for its reversionary Interest in the Land, was £262. This Sum has been laid out in the purchase of £386. of the same Stock. The remainder of the price above mentioned, being £226. was paid to the Lessee of the Estate, he continuing to render the same Rent to the Crown as before the sale of the Land; and the Drainage Commissioners also paid to the Lessee the sum of £150. to be expended in improving the Drainage of Sunk Island.

Sale of part of  
Sunk Island.

Another Act was passed in 1811, “for enabling the Coheiresses of Edward “Sulyarde, Esquire, deceased, and their Husbands, to pay the Sum of Three “Thousand Pounds for the benefit of His Majesty, in satisfaction for the Claim of “His Majesty, his Heirs and Successors, to the Manor and Estate of Haughley, in “the County of Suffolk;” by which it was enacted, that as soon as the said Sum of £3,000. should be paid into the Bank of England to the Account of the Lord High Treasurer, and the receipt for the same, thereby directed to be given by the Cashier of the said Bank, should be inrolled in the Office of the Auditor of His Majesty's Land Revenue for the said County, and entered in the Office of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, or the Surveyor General of the Land Revenues, the Manor aforesaid, with the Park and Hereditaments described in the Schedule annexed to the Act, should be for ever exonerated and discharged of and from all Claims and Demands of His Majesty, his Heirs and Successors, in, to, and against the same Premises; and that sum having been paid, we have, pursuant to the direction in the Act, invested it in the Sum of £4,790. 8s. 4d. of the same Stock.

Sale of the Manor  
of Haughley.



Sale of old  
Materials at  
Chelsea.

No. 4.

On part of the Ground at Chelsea, of which a Building Lease has been granted to Colonel Gordon, there was standing an old Garden Pavilion, which it was necessary to take down, and the Materials of it were sold to him, under the authority of the Lords of the Treasury, for the sum of £200. with which sum £294. 13s. 2d. of the same Stock has been purchased. The particulars of this Lease are stated in the Appendix, No. 4.

Sale of Do. at  
Richmond.

No. 6.

And on the Ground in the Green Court, or Palace Court, at Richmond, of which a Building Lease has been agreed to be granted to Whitshed Keene, Esquire, there were standing some very old Coach-houses and Stables, which it was necessary to take down, in order to enable Mr. Keene to erect new Coach houses and Stables of a better class, and the Materials were sold to him under the like authority for the sum of £78. with which £119. 5s. 2d. of the same Stock has been purchased. The particulars of the Lease agreed to be granted to Mr. Keene are stated in the Appendix, No. 6.

4th  
Triennial Report,  
small edit. p. 10.  
large edit. p. 189.

Of the Three per Cent. Consolidated Stock, standing in the name of the Lord High Treasurer of England, Mr. Fordyce, in his said Fourth Report £ s. d.  
showed the amount, at the time of making that Report to be - 138,619 13 10

To which there has since been added,

3-per cent.  
Cons. purchased.

The Stock purchased with the Consideration Money, and Interest thereon, paid by the Earl of Westmorland, as before stated	-	17,867	—	8
The Stock purchased with the Produce of Sales of Fee Farm Rents	-	1,752	11	10
The Stock purchased with the Consideration Money paid for the Enfranchisement of Copyhold Tenements	-	1,543	19	10
The Stock purchased with the Consideration Money paid for the Crown's Interest in Chelson Bay	-	314	6	10
The Stock purchased with the Crown's proportion of the price of the Land sold from Sunk Island	-	386	—	—
The Stock purchased with the Consideration Money paid for the Crown's Interest in the Manor and Estate of Haughley	-	4,790	8	4
The Stock purchased with the price of the old Materials sold to Colonel Gordon	-	294	13	2
And the Stock purchased with the price of the old Materials sold to Mr. Keene	-	119	5	2

Forming together a Total of - £165,687 19 8

And yielding an annual Dividend of £4,970. 12s. 9d. applicable to all the purposes of the Land Revenue.

Do. and 3-per cent.  
Reduced purchased.  
Sales in Perpetuity,  
42 Geo. III. c. 115.  
48 Geo. III. c. 73.  
Appendix, No. 9.

Further Sales of Property belonging to the Crown have been made under the Act for the Redemption of the Land Tax, and under the Act of 48 Geo. III. cap. 73, of the particulars whereof a Schedule is inserted in the Appendix; showing, that the annual value of the Property, as estimated on oath, was £.818. 1s. 6d. the Consideration Money received for the same £.24,955. 5s. 10d. and the Stock purchased therewith £.3,150. 6s. 8d. Three per Cent. Consols, and £.35,442. 4s. 10d. Reduced Annuities, making together a Total of £.38,592. 11s. 6d. Stock; the annual Dividends on which, amount to £.1,157. 15s. 6d. And also showing that the annual value of the same property, by the latest Surveys, &c. was £.419. 3s. 8 $\frac{3}{4}$ d. the



the Rents reserved for the same, by former Leases, no more than £.38. 15s. 4d. reduced by Land Tax to about £.31. 5s. 4d. and the Fines £.1,000. The said sum of £.3,150. 6s. 8d. Consols. being added to the amount before purchased, as stated in the said Fourth Report, forms a Total of £.347,525. 6s. 7d. Consols.; and to the said sum of £.35,442. 4s. 10d. Reduced Annuities, is to be added a Sum of £.435. 13s. purchased with £.275. 11s. paid by the Magistrates of the County of Northumberland, as the valued price of the Materials of some old Buildings standing on certain Ground in the Castle Garth at Newcastle, appropriated to the use of the Magistrates, as a Site for a new County Hall, Gaol, and other public Buildings, by an Act passed in the year 1809; and these two Sums of £.35,442. 4s. 10d. and £.435. 13s. added to the sum of £.9,465. 12s. 6d. before purchased, as stated in the said Fourth Report, form a Total of £.45,343. 10s. 4d. Reduced Annuities, arising from the produce of these Sales. From these Totals of £.347,525. 6s. 7d. Consols, and £.45,343. 10s. 4d. Reduced, are to be deducted the sums of £.37,309. 0s. 7d. Consols, and £.801. 1s. 1d. Reduced, which have been transferred to the Commissioners for the Reduction of the National Debt, in consideration of the Redemption of the Land Tax, to the amount of £.1,039. 7s. 3 $\frac{3}{4}$ d. per annum, charged on property belonging to the Crown, according to the particulars stated in a Schedule in the Appendix; which Deductions leave Residues of £.310,216. 6s. Consols, and £.44,542. 9s. 3d. Reduced, now standing in the name of the Commissioners of His Majesty's Treasury; the Dividends on which amount to £.10,642. 15s. 3d. per annum.

Land Tax  
redeemed.

Appendix, No. 10.

It appears by Mr. Fordyce's Fourth Report, that the Board of Ordnance had required for the Public Service, a number of Houses in Woolwich, near the Arsenal, as well as Woolwich Common, and two other Commons, with the Buildings thereon, parts of the Manor and Estate of Eltham belonging to the Crown; and had desired that the whole of these Premises should, at the expiration of the then present Lease of the Estate, which was held by Sir John Shaw, Baronet, be transferred to that Board, for the use of the Public; and that the Lords of the Treasury having signified their concurrence thereto, directions had accordingly been given for transferring the Premises to the possession of the Ordnance. Instructions were subsequently sent to the Land Revenue Department, from the Treasury, to cause an Estimate to be made of the value of the Premises, and to report the same to their Lordships, when they would give the necessary directions for completing the said Transfer. Such an Estimate was accordingly made, and the value certified to be £.11,186. 17s. which we reported to the Treasury on the 3d of January last, and requested the authority of their Lordships Warrant to enable us to make forth a Certificate of Contract for a Sale to the said Board, in consideration of that sum. We understand that a Treasury Warrant for that purpose has been issued to the Board of Ordnance, but it has not yet been brought to us for execution. The Lease of the Premises expired on the 5th of April, 1811.

Houses and Commons in Woolwich transferred to the Ordnance Department.

<sup>4th</sup>  
Triennial Report,  
small edit. p. 5.  
large edit. p. 186.



## A B S T R A C T.

Annual Values, per Surveys on Oath.	Annual Rents for new Leafes, or Grants and Dividends of Stock arising from Sales or Grants of Land Revenue.	Fines for New Leafes.		Annual Values, per former Surveys.	Annual Rents referred in last Leafes, deducting Allowances for Land Tax.	Fines for last Leafes.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
46,554 12 9½	37,853 11 9½	37,820 — —	— — — Improvement respecting which all proceedings in the Land Revenue Office had been completed, according to Mr. For- dyce's Fourth Report — — —	21,524 1 10⅜	2,754 14 10½	37,716 13 10½
8,473 12 4	8,114 7 7	— — —	— — — Leafes of Land Estates granted since the making of that Report — — —	3,247 8 4	489 10 4½	5,842 19 3
200 18 7	190 17 8 (the Rent which would have been obtained, had these woodlands conti- nued in Lease.)	— — —	— — — Woodlands at Eltham in the County of Kent, transferred to the Department of Woods — — —	— — —	Vide note p. 383.	— — —
13,607 14 8	8,500 5 2	28,787 — —	— — — Leafes of Houses granted since the making of that Report — — — Class 1.	6,715 1 8	852 4 10	7,226 13 11½
220 17 3	172 19 5	1,900 — —	— — — Ditto — — — Class 2.	— — —	— — —	— — —
818 1 6	1,157 15 6	— — —	— — — Sales of Lands, &c. since the making of that Report — — —	419 3 8½	31 5 4	1,000 — —
536 — 5	536 — 5	— — —	— — — Grant in fee to the Earl of West- morland, of the Crown's rights in part of Rockingham Forest — — —	7 5 3	1 19 —	— — —
46 6 5	46 6 5	— — —	— — — Enfranchisements of Copyhold Tene- ments — — —	— — —	5 1 5	— — —
9 8 7	9 8 7	— — —	— — — Transference of Crown's rights in Chelton Bay, near Plymouth — — —	— — —	— — —	— — —
11 11 8	11 11 8	— — —	— — — Land sold from the Sunk Island Estate — — —	— — —	— — —	— — —
143 14 3	143 14 3	— — —	— — — Manor and Estate of Haughley, ex- onerated from all claims of the Crown — — —	— — —	— — —	— — —
8 16 10	8 16 10	— — —	— — — Old materials sold to Col. Gordon — — —	— — —	— — —	— — —
3 11 7	3 11 7	— — —	— — — Do. sold to Whithed Keene, Esq. — — —	— — —	— — —	— — —
70,635 6 10½	56,749 6 10½	68,507 — —	{ Improvements, respecting which all proceedings in the Land Revenue De- partment have been completed — — —	31,913 — 10⅝	4,134 15 10	51,786 7 1
9,866 12 9	8,434 16 6	2,567 — —		3,252 14 8¼	483 15 7½	6,155 — —
not ascertainable	1 — — and one tenth of all the Ores, &c.	— — —	— — — Leafes of Land Estates agreed for, Class 1.	— — —	— — —	— — —
6,469 17 9	4,405 18 —	17,397 — —	— — — Do. — — — Class 2.	— — —	— — —	— — —
12,269 8 3½	11,527 10 1	— — —	— — — Leafes of Houses agreed for — — —	3,548 16 2½	363 18 3	3,297 3 7½
8,434 4 —	5,999 14 —	25,714 — —	— — — Leafes of Lands proposed — — —	5,050 — 1¼	618 14 —	22,746 11 9
559 6 10 being 5 per cent on the purchase money)	559 6 10	— — —	— — — Do. of Houses — — —	4,288 1 5	479 16 1	6,491 1 —
108,234 16 6½	87,677 12 3½	114,185 — —	— — — Houses at Woolwich and Woolwich Common, &c. intended to be sold to the Board of Ordnance — — —	— — —	Vide note p. 383.	— — —
				£ 48,052 13 3⅜	6,680 19 9¼	90,476 3 5½
	1,143 6 —	— — —	{ Deduct the Dividends of the Stock transferred for the Land Tax redeemed, that Land Tax having been added to the annual value of the Property on new Leafes or Sales.			
48,052 13 3½	86,534 6 3½ 6,680 19 9¼	90,476 3 5½	— — — Deduct the Totals of the opposite Columns.			
60,182 3 3½	80,453 6 6½	23,708 16 6½	{ Increase in annual Values, new Rents, Dividends, and Fines.			
	452 14 1½	— — —	— — Add annual Profit from Sales of Fee-farm Rents, made by the late Commissioners of the Land Revenue £.335. 14. 5. and by Mr. Fordyce, up to the Time of making his 4th Report, £.106. 17. 7½. and from that Time to the present, £.10. 2. 1. making together £.452. 14. 1½.			
£ 8,906 — 7½			{ Total of Annual INCREASE to the Land Revenue, exclusive of the profits arising from shares of Mines, and from other property of uncertain produce.			

This ABSTRACT shows, that the actual Augmentation of the Land Revenue that has arisen from the part of the Property of the Crown let or disposed of, under the new system of management, is, in Rents and Dividends, £80,906. or. 7¼d. per annum; and in Fines, £.23,708. 16s. 6½d. besides what may have been derived from Leafes of Mines, and other property of uncertain produce.

Mr.



Mr. Fordyce, in his First Report, after observing "That the Commissioners of the Land Revenue had given it as their opinion, that if the Plans they had suggested should be followed, the demised Estates of the Crown might be expected, under a careful management, to yield at the Expiration of the (then) present Leases, an Income of about £200,000 per annum, or at least that the value of the demised Estates, with the Dividends of Stock expected to arise from the Sale of Fee Farm Rents, which they computed at £12,000 would amount to that Sum," stated, that on comparing the Valuations made, under his authority, of different parts of the Estate of the Crown, preparatory to their being granted on Lease, with the former Valuations of the same Parts, and also with the aggregate Valuation of the whole of the said Estate by the latest Surveys, or other Accounts thereof, he had the satisfaction to find, that if the annual Values of the Estates which had not then come under survey, should, on taking fresh Surveys, be found to bear to the whole a similar proportion of Increase with the annual Value of the Estates that had been so surveyed, the total value of the demised Estates would amount to about £189,250 per annum; to which, if there were added the said Sum of £12,000 from Fee Farm Rents, the whole would amount to about £201,250 per annum, without reckoning any thing for the Value of Mines let for a share of the Ore raised.

First  
Triennial Report,  
small edit. pp. 21, 22.  
large edit. pp. 9, 10.

According to a similar mode of comparison of *all* the Valuations made under the Authority of the Act of the 34th Geo. III. *down to the present time*, with the former Valuations, &c. the total annual Value of those demised Estates may now be estimated at about £231,160, and the addition thereto of the expected Sum of £12,000 per annum, from the Sale of Fee Farm Rents, (and of which £. 3,764. 10s. 5d. is now actually in Receipt, as before stated) raises the Total to £243,160 per annum, exclusive of the Increase from the proposed Improvements which we are about to mention, in Marybone Park, amounting, according to Mr. Nash's last Estimate, to nearly £.40,000 per annum, and making the whole £.283,160 per annum.

HAVING thus briefly explained the Schedules inserted in the Appendix, we shall now mention such other matters and things as seem to us necessary or proper to be adverted to in this Report.

The principle which appears in a great measure to have regulated the Inquiries of the Parliamentary Commissioners of Land Revenue, and to have given rise to the Acts of the 34th and 48th of His present Majesty, by which the Surveyor General of Crown Lands was to be governed in the Execution of his Office, naturally led Mr. Fordyce to consider the Increase of the Revenue which might be derived from the valuable Estate of MARYBONE PARK, upon its reverting to the Crown, as the main object in the Improvement of that Estate; and this was the view in which he presented the subject to His Majesty and the Legislature, in his First Triennial Report.

MARYBONE PARK.

First  
Triennial Report,  
small edit. p. 10.  
large edit. p. 4.

Since we have come to exercise similar functions with his, the same principle has guided us in the consideration of the measures which our duty has required us to adopt, or recommend. With this impression, one of our first occupations was to deliberate on the most advisable method of increasing the Income arising from Marybone Park, in a manner consistent with increased accommodation to the Public, and an elegant addition to that part of the Metropolis.

It will be seen from his Report last mentioned, that as far back as the Year 1793 Mr. Fordyce proposed that he should be authorized to employ a Surveyor to examine the accuracy of a Map of the Estate in his Office, and to add to it a general Sketch of the adjoining Streets and Lands; to have this improved Map engraved, and to distribute Copies of it among Architects, with the offer of a considerable Reward to the Person who should produce such a Plan, as, after being laid before His Majesty and the Lords of the Treasury, should be adopted; that these suggestions were approved,

Ibid.



proved, and Mr. Fordyce empowered to cause such Map to be prepared, and to offer a Reward (not exceeding £1,000) for such a Plan as should prove successful on the proposed competition. A new Map of the Ground was accordingly formed and engraved.

First  
Triennial Report,  
small edit.  
pp. 19, 34 & 37.  
large edit.  
pp. 4, 16 & 17.

As the Report, together with the Letter from the Secretary to the Treasury authorizing such offer, had been printed for above twelve years before the time when the subject came before us, and copies of the new Map delivered to various Architects, there was no reason to doubt that the matter had become very generally known among persons of that profession throughout the Kingdom; yet the only Plans received during the life of Mr. Fordyce, were three, and all of them from Mr. John White, who had a connection with the Estate, from being the Agent of the Duke of Portland, in the management of it under his Grace's Lease.

Indeed we believe it has been found, in many instances, that professed Architects do not like to bestow their time, and risk their reputation, in competitions of this nature; and if each of a numerous set of Candidates had been to be paid for the Plans they might submit, whether successful or not, such a competition would, probably, in the present case, have been attended with a heavy Expence, in addition to that of the Premium.

\* 24th Jan. 1811.

On these grounds, we were induced to think that it would be inexpedient any longer to try the effect of a competition in the case of Marybone Park, particularly as the interest in it which the Duke of Portland held jointly with the Crown, was soon to expire\*; and it had therefore become necessary, that as little delay as possible should take place in ultimately deciding how to dispose of this property.

After weighing these several considerations, we determined to refer the subject to the Architects employed under the united Departments of Woods and Land Revenues, who, from their situations, were likely to give their attention more fully to all the circumstances connected with it, than those who might have been disposed to prepare Plans with no other view, than as Candidates for the Premium.

Appx. No. 12. (B.)

Accordingly, after communicating to them respectively such particulars concerning the Estate, as the Reports of Mr. Fordyce and other Documents in the Land Revenue Department enabled us to furnish, we directed them (by special Instructions, dated 8th of October 1810) to report what should appear to them the most eligible mode in which the Estate might be laid out and let, so as to produce the greatest present Rent to the Crown, as well as the greatest progressive addition to such Rent, and the largest permanent augmentation of the value of the property; but uniting with those objects a handsome and commodious addition to the Town, such as the peculiarly fortunate exposure of the ground seemed to suggest. They were desired to accompany their respective Reports with circumstantial Maps or Designs, fully exhibiting the distribution of the Ground, and the objects of its appropriation, according the schemes of improvement which they should severally recommend; together with Estimates of the probable Expence, and means of carrying such schemes into execution, compared with the amount of the expected Revenue.

July 1811.

In July following, we received Reports and Designs both from Messrs. Leverton and Chawner, Architects in the Department of Land Revenue; and from Mr. Nash, one of the Architects for the Department of Woods.

Appendix,  
No. 12. (A.)

By the former it was proposed to lay out two thirds of the Ground in Streets and Squares, of a style and character in some degree resembling those upon the neighbouring Estates of the Dukes of Bedford and Portland, Lord Southampton, Mr. Portman, &c. These, they conceived, might be disposed of in Building Leases in the course of a few years. The remaining third part they thought should be let out for Villas, with Gardens and Paddocks, or for Nurseries. The necessary Outlay, they estimated at £8,200, and the Ground Rent, when the Buildings should be completed, at about £. 23,000, the actual Rent at that time being only £. 5,165.

Mr.



Mr. Nash's Plan was formed on a different view of the subject. To counter-balance the disadvantage arising from the distance between Marybone Park and St. James's, Carlton House, the Houses of Parliament, the Courts of Justice, and Places of public Amusement, he endeavoured, by consulting picturesque beauty, and other inducements, which he has explained in his Report, to render the intended new part of the Town as attractive as that on its Western boundary, in the neighbourhood of Hyde Park. The Houses in such Streets, Squares, Circuses, and Crescents, as he had designed, he intended to be in the best style of architecture, and so situated, as to harmonize with a Park formed in the interior, and consisting of between 200 and 300 Acres, with Villas, having Shrubberies annexed, disposed at various distances from its verge, and communicating with an external Drive or Ride round the whole. In addition to this, within the Park, in a Valley dividing the Northern part from the high ground to the South, which it partly encompasses, he proposed to form a large ornamental piece of Water, and on the Eastern side to establish a chain of Markets, communicating with a Basin and collateral Cut, supplied from a Canal which was then in contemplation, and which was also to furnish the ornamental Water. His Estimate of the Money necessary to be laid out in the execution of this Plan, amounted to £12,115; the Rent to be expected, to £59,429. and the yearly value, on the expiration of the Building Leases, to £187,724: So that it appears that although Mr. Nash had consulted beauty and ornament to a very considerable degree, he had still made it a principal object of his attention to form his Plan with a view to a very great increase of Revenue, such being the leading principle of our Instructions.

Appendix,  
No. 12. (B.)

*Note.*—Such a Drive had been suggested by our Instructions, and formed also part of the Plan of the other Architects.

In transmitting the Reports and Designs in question to the Lords of the Treasury, (on the 7th of August last) we observed, that the Report of Messrs. Leverton and Chawner contained many important and seemingly practicable details, concerning the restrictions which it would be proper to impose upon Builders, in order to make them adhere to the general Outline of the Plan which should be determined upon; the excavation of the Ground, and disposal of the Soil for Brick-earth; the formation of new Drains, and common Sewers, and the connecting them with the two existing main Sewers called King's Scholars Pond Sewer, and Hartshorne Lane Sewer, which they stated to be conveniently situated for that purpose.

Appendix, No. 12.

With regard to the Report and Design of Mr. Nash, we particularized, among other Matters comprised in them, that he had proposed, for the purpose of draining the new Buildings in Marybone Park, and with a view to lessen the quantity of Drainage by the present Sewers which lead from that Neighbourhood, and to which it is generally understood that they are becoming daily more and more incompetent,\* the formation of a new system of Sewage for the whole of the District between Marybone Park and the Thames; which, according to his reasoning and calculations, would not only remedy the existing or threatened evils, but might be made a source of Revenue to the yearly amount of £19,105. And we submitted on the whole, that the measure he had suggested appeared to us to embrace such a comprehensive, yet, generally speaking, rational and practicable scheme of public Improvement, exclusive of the great increase of the Land Revenue to be expected from it, as would call for mature consideration, before any other appropriation of the Ground of Marybone Park should be ultimately resolved on.

\* *Infra*, p. 19.

But His Majesty's Government having thought, that, besides considering how the annual Value of this Property might be best improved, it was incumbent on them to keep equally in view other purposes of a public nature, as well as to secure abundant means of free Air and Exercise, for the preservation of the Health of the Inhabitants, Mr. Nash was directed, after an interview with the Chancellor of the Exchequer, to reconsider the subject, and alter his Design, in the contemplation of fewer Buildings, and a greater extent of open Ground. This he accordingly did, still retaining the



Appx. No. 12. (G.) essential features of the former; and a Copy of his Design so altered will be found in the Appendix. By thus lessening the intended number of Buildings, the Revenue must, of course, fall short of his original Estimate, though probably not in proportion to the diminished number of Buildings, as, from the increased extent of Park, the Sites for Houses and Villas may be expected to be let at a higher Rate. Mr. Nash, however, in an Estimate which he has been directed to make according to this new Plan, has not reckoned upon any increase from that cause; and he appears besides to have found, upon further consideration and inquiry, that he had in some instances calculated upon higher Ground Rents than he now thinks likely to be obtained.

Appx. No. 12. (I.) According to this new Estimate, the immediate Revenue to be expected, when this Plan shall be completed, will amount to £45,268. 15s.

While these different Plans were in agitation, the intention of Government to appropriate a portion of the Ground to the erection of Barracks was made known to us. This was communicated to the several Architects; and the quantity of 27 Acres being first specified as wanted for a regiment of Cavalry, Ground to that extent will be found to be laid down in the original Designs, both of Messrs. Leverton and Chawner, and of Mr. Nash. But before Mr. Nash's second Plan was finished, he was directed to add ten farther Acres, for a Barrack for a Detachment of Artillery; so that, in that second Design, 37 Acres have been laid down as destined for those Purposes.

Appx. No. 12. (H.) Treasury Minute, 18th October 1811. On the 22d of October 1811, we received from the Treasury a Minute of that Board, acquainting us, "that their Lordships could not approve of the Plan submitted by Messrs. Leverton and Chawner, for appropriating so much of the Estate to building; and that, with regard to that furnished by Mr. Nash, they were not at present prepared to form any judgment to the full extent of the appropriation of Marybone Park, in Sites for Streets, Squares, Circuses, and Villas, with ornamental Water, and Plantations so disposed as to impart a high value to the Buildings so erected; although they concurred with the Commissioners of Woods, and with Mr. Nash, in thinking it highly expedient that a broad Drive or Road for exercise on Horseback, in Carriages, and on Foot, should be immediately formed round the whole Property: And that their Lordships were further disposed to assent to the Idea of Mr. Nash, that it may be proper to make Plantations on all such parts of the Ground as are in his Plan, N° 4, marked for Building Ground, except the Site of the Barracks, and also on such parts as lie between such Plots and the exterior Boundary of the Estate; being of opinion, that the covering so much of the said Park with Wood will be extremely ornamental in the Neighbourhood of the Metropolis, if it should hereafter be determined not to erect any Buildings; and that on the contrary, if the whole or any part of Mr. Nash's Plan for building should at any time come to be executed, the existence of the proposed Plantations will obviate that deformity which is occasioned by the slow progress of Buildings; and the Trees removed to make space for Houses may be disposed of at any stage of their growth to great advantage. That with this impression, their Lordships were pleased to direct such Plantations to be made as are marked out to the Southward of the ornamental Water designed by Mr. Nash's Plan, N° 4, and also such Plantations to the North of the said Water, as, being confined to the East and West sides of that division of the Park, would leave a very large space open for Grass Land; conceiving that to whatever purposes the greater part of the Estate may hereafter be destined, it is indispensable to render the same as ornamental to the Metropolis as its situation allows. And their Lordships further directed the Drive or Road marked on the said Plan to be formed of a convenient width for Carriages and Horses, and a Turf Walk along the inner Circuit thereof, fenced from the Park and outward range of Plantation, as suggested by Mr. Nash."

REGENT'S CANAL. There is an object we have already adverted to of a general nature, but ultimately connected with both Mr. Nash's Plans, in respect of Improvement both in Revenue and



and Beauty, which, during a considerable part of the present Session, has been under the consideration of Parliament; we mean the formation of a Canal, called "The Regent's Canal," to pass through Marybone Park, and connect that part of the Grand Junction Canal which terminates at Paddington, with the River Thames to the East of London.

By a collateral Cut from the Regent's Canal, as laid down in his Second Design, he proposes to establish Markets for the easy and economical supply of every article of consumption to the Inhabitants in and near the Park; and to those Markets, and the Rents of the Wharfs, Shops, and Houses of the Tradesmen and Artificers near them, and along the collateral Cut, he looks for a considerable part of the whole improved Revenue; while at the same time he proposes to furnish the ornamental Water for the Park from the Canal itself.

We have had several occasions to communicate to the Lords of the Treasury our opinion respecting the advantages or disadvantages which might accrue to the Estate of the Crown from this Canal; first, when the projectors laid their general Plan before their Lordships; and afterwards, on the reference, for our consideration, of their Bill, when it had passed the Committee of the House of Commons; and we recommended certain conditions and guards, which if enacted will in our opinion obviate any actual or eventual injury, and secure those ends of Beauty and Revenue which Mr. Nash had suggested.

Appendix,  
No. 12. (K.)  
- - (L.)  
- - (M.)  
- - (N.)  
- - (O.)  
- - (P.)  
- - (Q.)  
- - (R.)  
- - (S.)

As on these the Legislature itself will have to determine, it is unnecessary for us to enter upon them more at large in this place.

The present distance, and, in many parts, mean and inconvenient access, from Marybone Park to the parts of Westminster between that and the Thames, are manifest drawbacks on the value of the Estate; and a more direct and commodious line of communication, while it would enhance that value, would also improve to a great extent that of other property, both of the Crown and Individuals, situated in the above district.

NEW  
COMMUNICATION  
FROM MARYBONE  
PARK TO  
WESTMINSTER.

This important object had not escaped the attention of Mr. Fordyce, who has explained his ideas of the local and general advantages which would accrue from such an improvement judiciously executed, in his Fourth Triennial Report. It appeared to us to be so essentially connected with the more immediate subject of Marybone Park itself, that in our Instructions on that subject we particularly directed the Architects to consider of the best and most practicable means they could devise for the accomplishment of so desirable a work; and to accompany their Reports and Designs with descriptions of the Line of Street they should respectively propose, with Estimates of the Sums which might be required for its execution; and Statements of the manner in which they should think such Expence might in the whole, or in what proportion be afterwards made good to the Public.

4th  
Triennial Report,  
small edit. p. 28.  
large edit. pp. 200,  
& 201.

In answering this part of our Instructions, Messrs. Leverton and Chawner referred us to a Line of Communication they had recommended to Mr. Fordyce, upon a Survey made by them in December 1808, and transmitted to him by their Letter bearing date the 27th of that month, which will be found in the Appendix. It is the same Line which Mr. Fordyce suggested in the passage we have referred to at the end of his Fourth Report; and proceeds, in a direction pretty nearly straight, and with a breadth of 70 feet from the Pantheon, till it coincides with the Haymarket, terminating at the East end of Pall Mall. The Expence they estimated at £290,000, and the value of the Fee Simple of the Ground, when vacant for building, with frontage to the Street, together with the Materials, at about £236,000, leaving a deficit of £54,000.

Appendix,  
No. 12. (A.)

Mr. Nash has proposed a Street 100 feet wide, in a less direct line, but which would have the advantage of falling in with Portland Place, and proceeding so as to terminate

Appendix,  
No. 12. (B.)



terminate opposite to Carlton House, through Streets where many of the Houses belong to the Crown, and are held under Leases, several of which have actually expired, and others are nearly expiring. He estimates the original Expence which would attend the execution of every part of his Scheme at £399,803, besides the value of the Materials of the Buildings which would be to be purchased; but calculates on the other hand, that the Rents to arise from the Sites of Houses on each side of the new Street, would amount to £28,734 per annum, a Sum which would defray the Interest of the original Expenditure, and supply a Sinking-fund for the liquidation of the Capital.

Since we transmitted his Report to the Treasury, Mr. Nash has represented to us, that he has reason to believe that some of the Insurance Companies would undertake to advance the whole Sum necessary for executing this Street, on the Security of the Sites of the Houses to be erected, and an engagement that those Houses should be insured with them, at the rate of premium required by other Companies.

Appendix,  
No. 12. (H.)  
Treasury Minute,  
12 October 1811.

Under the authority of the Minute of the Treasury above quoted, the external Drive or Road round Marybone Park has already been nearly completed, and also most of the Plantations mentioned in that Minute. And, in pursuance of similar authority, since communicated to us, there are treaties depending for building the whole of the Circus at the end of Portland Place, (the ground in the centre of which has been agreed to be given up, according to a power vested in the Crown by the Act of 51st Geo. III. cap. 115. to the Vestry of Marybone, in order that a Parish Church may be erected there), and for Building-Leases of other parts on the East side of the Estate, near the intended Markets.

Though Government has not yet come to any express decision respecting Mr. Nash's proposed Communication from Marybone Park to Westminster, we have received the directions of the Lords of the Treasury to suspend for the present any proceedings concerning Leases which have been or may be applied for, of such Houses belonging to the Crown as are situated in the direction of that intended Street.

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Besides the more important Improvements hitherto mentioned, there are others of less moment in progress in different parts of the Town, most of which were either undertaken or in contemplation, when Mr. Fordyce's last Triennial Report was made.

WHITEHALL  
PLACE.

The House which was built several years ago for the accommodation of the Land Revenue Establishment, and has now become the Official House of the united Departments, constitutes the first on the North side of a spacious and handsome Street intended to lead from Whitehall, facing the Admiralty, to the River. But the rights or claims of the Occupiers of some old irregular and inferior Buildings, situated nearly on the same line of frontage, have hitherto prevented the erection of any more Buildings, on that side, corresponding in design and elevation to the first intention; and no part of the other side can be executed till after the expiration of the Lease of those of an inferior description, also now standing there, of which Lease there are still twelve years to run, when the Street is meant to be widened to the breadth of forty feet.

Lately, several of the Houses on the same side with this Official House, and divided from it by a vacant space, 39 feet in length, have either become empty, or can, without any reasonable objection, be taken immediate possession of on the part of the Crown, to an extent, in front, of 168 feet, by 101 feet in depth; and our Architects have reported, that four, or perhaps five, new Houses of the first class may



may be built in that line, on a Building-Lease for ninety-nine years, at a Ground Rent of 2 Guineas per foot, or 336 Guineas in all.

We have transmitted this Report to the Treasury, in order that we may receive authority either to treat for the immediate execution of that Plan, or of some other in the same style of architecture, by which this Property may be rendered equally valuable to the Crown and the Public.

By an arrangement with the Lessees of three inconsiderable Tenements in the same line, that North Side of the Street might be continued still further Eastward, by three or four more Houses on the same scale.

In the year 1799, an Act of Parliament passed, which stated in the Preamble, that the Avenues and Approaches to the Theatre in the Haymarket called the King's Theatre, were not sufficiently convenient for the access of the great number of Carriages and Persons resorting thereto; that it would be a great accommodation to all persons resorting to the said Theatre, by rendering the access thereto easy and commodious, and would also tend to their safety, by making the said Theatre more secure from fire, if a new Street were made and opened from the Street called the Haymarket, into Charles-street, St. James's Square; and that William Taylor, Esquire, was willing to lay out and make such new Street, and to erect proper Houses and Buildings on each side thereof. The Act then granted powers to Mr. Taylor, for the purpose of enabling him to make such new Street accordingly, provided he should execute that work within the space of two years from the passing of the Act; and, if he should fail in this, then vesting the same powers in the Lords of the Treasury, or such person as they should appoint. Mr. Taylor having failed to perform the condition, the powers created by the Act now remain vested in the Lords of the Treasury.

OPERA HOUSE.

Several years before the passing of this Act the principal part of the Site of the Opera House, and other Buildings and Ground near it, had become vested in Mr. Thomas Holloway, by various assignments and other conveyances; and divers applications having been made by him to the Treasury, for the purpose of obtaining such farther interest in the Premises as might enable him to enlarge the present Opera House, and finish it, as well as the new Street, according to such plan, and on such terms as should be agreed upon, a correspondence on that subject had been carried on between him and Mr. Fordyce, for a considerable time before the death of Mr. Fordyce.

In this state the matter remained, when the functions of the Surveyor General were transferred to us; and after much discussion with Mr. Holloway, a Plan was fixed upon, which it was our Intention to recommend to the consideration of the Lords of the Treasury, under stipulations as to the Rents to be paid, and the duration of the term to be granted, which we thought would produce a very considerable improvement of the Land Revenue, besides effecting the declared purposes intended by the Act of 1799, and at the same time contributing to the beauty of that part of the Town.

The general outline of the Plan was to complete the Street from Charles-street to the Haymarket; to extend the front of the Opera House facing the Haymarket, from the corner of that new Street, Southwards to Pall Mall; to widen Pall Mall at the East end to its largest Breadth, as soon as the Lease of the Houses there, which has now nearly expired, should fall into the Crown; and to make two similar End-fronts facing the new Street and Pall Mall, and corresponding in the style of their architecture with the principal front, according to Elevations which were to be submitted to the approbation of the Lords of the Treasury. There were to be other lesser Improvements, especially in regard to the narrow Lane at the back of the Opera House, called Market-lane.



But when our Report on this subject was nearly ready, a Gentleman who had been formerly possessed of a term not yet expired in part of the Premises necessary to complete Mr. Holloway's Plan, intimated that he had still an equitable interest in that part, the legal Title to which appeared to us to be completely vested in Mr. Holloway. We have not hitherto had an opportunity of investigating this equitable claim; and in the mean time Mr. Nash's Plan for the new Avenue from Marybone Park to Westminster having appeared to us, if it should be adopted, likely to make some modification of that of Mr. Holloway necessary, we have suspended any further proceedings in the Treaty with him till some determination shall be come to on that subject.

**TICHBOURNE STREET.**

First  
Triennial Report,  
small edit. p. 12.  
large edit. p. 5.

The Lease of the three old Houses at the end of Tichbourne-street, and running out to a point between that Street and Piccadilly, will expire on the 5th of April next; and the present Lessee of the Crown having applied for a new Grant, an opportunity has been afforded, by an agreement he has just entered into, of making further progress in the improvement suggested by Mr. Fordyce, and authorized by the Treasury in 1796. Those old Buildings are to be pulled down, and one substantial brick Messuage erected on a part of the ground, so as to leave a frontage of about 31 feet in Piccadilly, and the end or front towards Coventry-street to be set back, and finished with an elliptic Bow, by which an easier turn will be obtained from Piccadilly, the Haymarket, &c. into Tichbourne-street, and an enlargement of that Street at its Entrance to the same width as was effected farther on, when the adjoining new houses were built.

**SWALLOW STREET.**

Mr. Fordyce suggested to the Treasury some years ago, that the Entrance into Swallow-street from Piccadilly might be advantageously enlarged; and he was thereupon authorized to cause the four old Tenements standing on the plot of ground which extends from the School attached to the new Scots Chapel in that Street, to Piccadilly, to be taken down, and the Ground added to the breadth of Swallow-street, when the subsisting Lease of those Tenements should expire. The Lease includes other Houses in Piccadilly, and will expire on the 19th of December 1815; and in the Terms for a new Grant agreed to be made of such parts of the Premises as are to continue in Lease, it has been stipulated, that immediately on the expiration of the present Lease, the Lessees shall take down those four old Tenements, and set back the Line of Swallow-street, so as to range with the new Scots Chapel to the north; and that the Flank-wall of the House in Piccadilly, which will then be at the corner of Swallow-street, shall be repaired, coloured, and pointed, in a suitable manner, for an external wall. By this arrangement, the entrance into Swallow-street from Piccadilly will be much improved, and enlarged in breadth from 17 to 30 feet.

**HOLBORN.**

4th  
Triennial Report,  
small edit p. 27.  
large edit. p. 200.

The Plan for rendering more commodious one of the great communications between the Western and Eastern Divisions of the Town, by widening the narrow Entrance into Holborn at the End of Drury-lane, is nearly completed; seven of the ten new Houses agreed to be erected, are already finished and inhabited; and we have reason to believe that the remaining three will also be soon built, Messrs. Cleaver, the Lessees of the Crown, having at length succeeded in concluding an agreement with the present Tenant of one of the old Buildings, for the purchase of his Interest in it, which he had previously refused to assign to them upon such terms as they thought reasonable, and which had therefore prevented the whole of the Improvement from being effected at once.

**SAVOY.**

It may be proper also here to mention, that considerable progress has been made towards the improvement of certain property connected with our Department, but not entirely under the management of it; namely the Precincts of the Savoy. The parts of this Estate belonging to His Majesty, in his several capacities of King, and Duke of Lancaster, although settled by the Act of 12 Geo. III. cap. 42, are so intermixed with



with each other, that it has been judged advisable, after much discussion and correspondence on the subject, between the late Surveyor General and ourselves, on the one part, and the Chancellor and Officers of the Duchy, on the other, that the whole of the property should be placed under the superintendence of the Court of Duchy Chamber, and that the rent to be received for the whole space of ground, when improved according to a plan for that purpose, to be approved by both parties, should be divided between the two Estates, in the same proportion as the superficial contents of the improvable part of the ground belonging to one Estate bears to those of the other, with this exception only, that a certain portion of the ground belonging to the Duchy, which, by a late Act of Parliament for building a Bridge over the Thames from the Precincts of the Savoy, was given up by the Duchy without any remuneration, with a view to the special accommodation of His Majesty's Offices in Somerset Place, should be considered in apportioning the Rent accruing from the whole space, when improved, between the Estate of the Crown and that of the Duchy. 49 Geo. II. c. 191.

We thought it our duty to submit, that the remuneration would more properly have been made to the Duchy Estate by the Public, who were to be benefited by the Ground so given up, than by any diminution, however small, of His Majesty's Hereditary Property; but on grounds of a more general nature, the arrangement we have just stated was adopted; and the only difficulty which then stood in the way of this arrangement was a doubt as to the competency of the Officers of the Duchy, under the law, as it at present stands, to grant Building-Leases for a longer term than 50 years, and which would not, we thought, be sufficient to induce Lessees to erect such substantial and durable Houses as might be expected to be built under the existing power of granting, for the more extended term of 99 years, Leases of the Property under our own management. But a clause for authorizing the Officers of the Duchy to grant Building-Leases for 99 years, has been introduced into a Bill now before Parliament; and should that Bill pass into a Law, there will be no longer any obstacle to the immediate execution of an Improvement, which is likely to add much to the ornament and convenience of that part of the Metropolis.

WE have already mentioned the prevalent opinion concerning the imperfect state of the Drainage or Sewage in the Western part of the Town.\* The great importance of that subject, merely viewed as affecting the Value of the extensive Property of the Crown, between Marybone Park and the Thames, independent of other still more serious considerations, must be very obvious. Our attention had been already drawn to it, when a Proposition for forming a covered Sewer from the Estate of the Bishop of London, through Hyde Park, was referred to us by the Lords of the Treasury, for our opinion. We are persuaded it will not be expected that we should enter here into the discussion of a matter in many respects of a scientific nature: but we think it our duty to observe, that among other Documents which we had occasion to peruse at that time, certain Reports of a Committee of the Court of Sewers, of Mr. Treadgold their Surveyor, and of Mr. Rennie, appear to us justly deserving the attention of Government and the Legislature; and we have therefore thought it proper to insert them in the annexed Appendix.

SEWAGE.  
\* Supra, p. 13.

Appendix,  
No. 12. (C.)  
- - - (D.)  
- - - (E.)  
- - - (F.)

Mr. Fordyce, in a Memorial to the Lords of the Treasury, dated the 12th of May 1802, and inserted in the Appendix to his Second Triennial Report, after observing, that, before the passing of the Act of 34 Geo. III. no Covenants used to be inserted in the Leases of the Landed Property of the Crown, respecting the management of the Land,

COVENANTS.  
2d Trienn. Rep.  
Appendix, No. 16.  
small edit. p. 97.  
large edit. p. 98.



Land, but that since the Establishment of the new system under that Act, some such Covenants were necessary, in order to secure the permanence of the expected Improvements, and to protect the Property from waste, proceeded to submit those which at that time he thought it would be advisable to adopt; and after a modification of them, in consequence of some correspondence between the Lords of the Treasury and him, the forms of a series of Special Covenants were settled, and were inserted in all subsequent Leases, unless when a departure from any of them was recommended by the Land Surveyor, in which case, such other stipulations were substituted as appeared to be better suited to the particular circumstances of the Estate.

But we found that during the seven years which had elapsed since that Plan was adopted, it had happened on the one hand, in many instances, that after a new Lease had been agreed to by the intended Lessee, with the approbation of the Lords of the Treasury, such Lessee, upon being made acquainted with the Covenants, had refused to execute the Lease unless some of them were omitted; and on the other hand, we had reason to apprehend that Leases had been accepted containing all the Covenants, under the persuasion that it would either turn out to be impossible, according to the present course of proceeding with regard to Crown Estates, to substantiate the infringement of those Covenants, or else, if substantiated, to enforce the penalties expressed in the Lease, or the legal consequences incident to such infringement, in a manner consistent with the lenity and indulgence the Lessees might not unreasonably expect to meet with, on the part of the Crown.

But besides the objections on the part of the Lessees to certain of the Covenants, there were several of them which very experienced Land Surveyors had repeatedly represented as either inexpedient in general, or not adapted to the circumstances of particular districts of the Kingdom; and one or more which, as we were informed, Mr. Fordyce himself had come to think ought to be either altered or relinquished.

From these considerations, we were induced to consult the most eminent Land Surveyors in the ordinary employment of the Land Revenue Department on the stipulations contained in the established Covenants, respecting *Payment of Rent, Fences, Drainage, Timber, Wood and Planting, Waste, Repairs, The general course of Management, The course of Management during the last five years, and The Field Book*; after which we laid before the Lords of the Treasury, in a Report dated 15th July last, a new scheme of Covenants, modelled and altered in various respects, according to the best judgment we were able to form on a comparative view of the different opinions and arguments which had been communicated to us by those Surveyors.

By a Letter from one of their Secretaries, of the 29th October following, their Lordships signified their approbation of the whole of this scheme, except as to one particular in the fifth Covenant concerning the management of Coppice Wood, which they directed to be altered; and a copy of the whole, as they have been printed with that alteration, will be found in our Appendix.

INSTRUCTIONS TO  
SURVEYORS.

34 Geo. III.  
c. 75. f. 8.

Appendix, No. 14.

Mr. Fordyce had also established a printed form of Instructions to be transmitted to the Surveyors employed, according to the directions of the Act of 34th Geo. III. in the survey and valuation of Estates about to be let, directing their attention to the points which he thought of the greatest importance. Besides making those Instructions more special in certain other respects, we have added two entire Clauses, by one of which the Surveyors are required to consider and report, with their reasons, how far all, or any, and which, of the proposed new Covenants (a copy of which is sent with the Instructions) or under any, and what, modifications thereof, or any, and what, additional or other Covenants, ought, in their opinion, to be inserted in the Lease to be granted.

The expediency of such a direction as this must be evident, when it is considered, that after all, Covenants framed upon general principles can only serve as a sort of land-marks to guide the Surveyors in the first instance, and those who are intrusted with



with the management of the Estates of the Crown afterwards, in determining which of such Covenants, and what others, may be applicable to the particular Estate under consideration.

A difficulty had sometimes occurred respecting the Covenants inserted in a Lease, even after the intended Lessee had been perfectly apprised of, and had agreed to, all those proposed by the Surveyor General, and approved of by the Treasury, from the circumstance that the customary Warrant for making out the Lease authorized the Clerk of the Pipe to insert, not only such Covenants as had been so agreed to and approved of, but also "such others as he should think necessary for His Majesty's Service, and usual in Leases of the like nature." Under those words, that Officer had thought himself authorized to make additions to the Covenants, and had often exercised such power. But as this might have the effect of throwing the whole treaty loose, by the intended Tenant refusing to execute the counterpart of the Lease with such additions, we proposed to the Treasury, that the words above mentioned should be omitted in future Warrants, and that the Clerk of the Pipe should be directed to confine himself to the insertion of the Covenants contained in the Instruments called Constats and Rates prepared in this Office, and annexed to the Warrant; and their Lordships concurring in the opinion that it would be expedient to discontinue the Clause which conveyed such power, signified to us that they had directed it to be left out in all future Warrants.

ALTERATION IN  
WARRANTS FOR  
NEW LEASES.

Treasury Minute,  
22 October 1811,  
Appendix, No. 13.

Since that time, when the terms upon which a new Lease will be recommended are sent to the intended Lessee, a Copy of the printed Covenants, with any alterations that on the recommendation of the Surveyor we may have approved of, as adapted to the particular case, are also transmitted to him, with an intimation, that if he agrees to accept the Lease on the terms and with the covenants so communicated to him, a strict compliance with those Covenants will be expected and enforced.

Having had occasion to apply to the Lords of the Treasury, by our Letter dated 7th of September last, for the money necessary to discharge Surveyors' Bills to a considerable amount, which had fallen into arrear, and thinking it very inexpedient that bills of that sort should remain unsettled for an indefinite time, we proposed that, in future, annual lists of such bills as should have become due for business done in the preceding year should be prepared and laid before their Lordships, in order that we might then receive the proper Warrants for their payment. This proposition was approved of, and the other additional Clause in our general Instructions was framed with a view to this object; such Clause directing the Surveyor to set forth in his Report the amount of the Account of his charge for the service required by the Instructions, and to annex a Copy of that Account to such Report.

SURVEYORS' BILLS.

Appendix, No. 14.

It has sometimes happened, particularly with regard to Leases of Houses, that when a Lessee has applied for a renewal a considerable time before the expiration of the Lease, and a Survey has been made for the purpose of ascertaining the terms to be required on the renewal, the Lessee has refused to agree to the terms proposed. As, in such cases, it is not probable that the Survey then made would be sufficient to ascertain the value at the time when the Lease expires, so that a new Survey would again become necessary, we have directed by a general Order, that all parties applying in such cases shall be required to signify that they will undertake to pay the charges of the Survey, whether they shall afterwards agree to the terms to be proposed to them, or not.

Expense of  
Surveys.

WHEN reviewing the matters depending in the Land Revenue Department, we had frequent occasion in the case of Inclosure Acts where the Interest of the Crown is concerned, to observe that much time had intervened, (sometimes ten years) between the passing of such Acts, and the publication of the Awards of the Commissioners

LIMITATION OF  
THREE YEARS  
FOR PUBLISHING  
AWARDS UNDER  
INCLOSURE ACTS.



appointed to carry them into effect. The great inconvenience and unnecessary Expence which this has a tendency to produce, is apparent, and has been represented or admitted by some of the most experienced Surveyors, persons who have themselves very often acted in such Commissions, and who have declared their opinion, that in all but very special cases, where, for instance, drainage of extensive districts, or embankments against the sea, are to be executed under the authority of the Commissioners, a limitation of three years would allow ample time for every purpose of such Acts. Entertaining ourselves that opinion, we have established, as a rule to guide our discretion, that the parties applying for the consent of the Crown to any such Act (unless where they shall state satisfactory grounds for making an exception in their peculiar case) shall be required to agree to a clause, directing that the Award shall be published at or before the end of the third year after the passing of the Act, before we will recommend that such consent be given.

In consequence of this rule, in far the greater number of such Private Bills which have been introduced during the last and present Sessions of Parliament, a clause enacting the limitation of three years has been inserted.

INCLOSURE ACTS  
PASSED.  
Appendix, No. 15.

A List of the Acts for Inclosures, and other purposes affecting the Interest of the Crown, which have passed since the period of Mr. Fordyce's last Report, will be found in the Appendix.

INCREASE OF  
ARABLE LAND BY  
INCLOSURE ACTS.

According to a computation formed on the recitals of those Acts, there is reason to believe that by their operation above 140,000 Acres, formerly subject to Rights of Common, will become the exclusive property of Individuals discharged of those rights. If we suppose about one third part of that whole quantity to consist of Common Fields already employed in Tillage, there will still remain near 100,000 Acres, which if fit for the production of Corn, will be added to the Arable Land in the Kingdom; and which will probably continue to be farther increased to a very considerable extent by similar Acts for many years to come. \*

\* Infra, p. 25.

DEPARTMENT  
OF WOODS  
AND FORESTS.

## PART II.

IT still remains for us to take notice of certain Proceedings, which have been had since the union of the two Departments, relative to several Forests, or reputed Forests, and other Estates of the Crown, heretofore under the management of the Surveyor General of Crown Lands, part of which, it has been thought, might be appropriated to the growth of Timber for the use of the Navy. And although the Provision of the Statute which has prescribed these Triennial Reports, does not extend to the Department of Woods, we think it will be convenient to take this occasion to give a summary account of the principal Measures which have been adopted in that Department, subsequent to the Reports of the Parliamentary Commissioners, down to the present time: That account will naturally include a statement of the proceedings above mentioned.

11th Report, p. 20.

From the Eleventh Report of the Parliamentary Commissioners, it appears that the average annual consumption of Oak Timber, in the construction and repairs of His Majesty's Ships in the year 1788, was above 50,000 Loads; and that the Woods on private Estates could not be relied on for any thing like a regular supply to that amount, their inquiries having led them to conclude that the quantity of large Timber on those Estates was in a state of progressive diminution, and from the operation of various causes would probably in the course of time be totally exhausted; it having been proved that it cannot be the interest of individual Proprietors to permit their new Plantations to grow to the size necessary for most Naval purposes. It was therefore their opinion that a sufficient quantity of Land belonging to the Crown



Crown should be set apart for securing in future a certain supply equal to the 11th Report, p. 23. above amount, and they computed that 100,000 Acres would be required for that purpose.

From that time various attempts which had been made to carry into effect some of the Plans on which they had founded their hopes of appropriating Land to that extent, as Nurseries for Naval Timber, had proved unsuccessful, and particularly the Bill relative to New Forest, mentioned in Mr. Fordyce's First Triennial Report, which passed the House of Commons\*, but according to his expression, was "unfortunately" lost in the other House.

First  
Triennial Report,  
small edit. p. 23.  
large edit. p. 10.

\* Anno 1792.

If the wise and provident enactments of the Statutes of Charles the Second and William the Third, for making successive Enclosures in the Forest of Dean and the New Forest, had been regularly enforced, those two Forests might by this time have been nearly equal to furnish the annual Supply above mentioned; but, except during the first years after those Laws had passed, and on two or three more recent occasions, when they were attempted to be executed in a manner not warranted by their legal construction, they seem to have been almost entirely overlooked; and when (on the suggestion of the Parliamentary Commissioners) it was intended to make them again available, it was found, after consulting the Law Officers of the Crown, that from the non-compliance with the conditions necessary for continuing them in force, it had become very doubtful whether they could now be acted upon, without new authority from the Legislature.

20 Chas. II. cap. 3.  
9 and 10 W. III.  
cap. 36.

In consequence of this opinion, it was thought advisable to pass the Declaratory Act of 48 Geo. III. cap. 72. Since that Time Enclosures and Plantations, to the extent intended by those two former Statutes, have been undertaken, and are now nearly completed in both Forests.

48 G. III. cap. 72.

It appears from authentic information, and statements, which have been before us, that the Tonnage of the Navy in 1806, amounted to 776,057 Tons, which at  $1\frac{1}{2}$  load to a Ton (the usual calculation), would have required, to *build* the whole, 1,164,085 Loads; and, taking the average duration of British-built ships to be fourteen years, the annual average quantity of Timber requisite for such a Navy, would be 83,149 Loads, *exclusive of Repairs*.

The average annual quantity actually used both in building and maintaining, or repairing, the Navy for eighteen years, from the 1st of January 1789 to the 1st of January 1806, has been calculated at 85,202 Loads; but the average quantity in the Prizes taken during those eighteen years, exclusive of re-captures, had been 21,341 Loads, which, deducted from the whole number of 85,202 Loads, leaves 63,861 Loads.

The great increase of the Navy, both by building and capture, between the beginning of the above period of eighteen years and the year 1806, will account for the smallness of the difference between an annual consumption of 83,149 Loads, calculated according to the quantity of Navy Shipping in the last year of that period, *exclusive of Repairs*, and only 85,202 Loads on the average of the whole period, *including Repairs*.

We have not ascertained how much ought to have been added to the 83,149 Loads for annual Repairs; but as it has been stated generally, that from 100,000 to 120,000 Loads by the year would be necessary to maintain the Navy on its present footing, it follows, if we take the medium of 110,000 Loads for the whole, that about 27,000 of that number would be annually employed in Repairs.

If for building and repairs together the whole annual demand is put at 110,000 Loads, then, after deducting 21,341 Loads as the average of Prizes, the annual quantity necessary to be provided for both purposes will be 88,659 Loads.

It



It does not seem an unreasonable supposition, that of these 88,659 Loads, 28,659 may in future be supplied (even assuming what is extremely probable, that little or no Oak shall be suffered to remain on private estates till they attain the size of large timber) by the introduction of a greater quantity of other sorts of Wood in the construction of Ships of War, and the use of other means and resources to economize British Oak, on account of the increasing scarcity of that sort of Timber.

This leaves 60,000 Loads of such Oak as the quantity which would be sufficient annually to support, at its present unexampled magnitude, the whole British Navy, including Ships of War of all sorts, but which may be taken as equivalent, together, to 20 Seventy-fours, each of which, one with another, contains about 2,000 tons, or would require, at the rate of a load and a half to the ton, 3,000 Loads, making just 60,000 Loads for Twenty such Ships.

It is a current opinion, that not more than Forty Oaks can be produced and grow to maturity on an acre of land; and in several of the Answers to the printed Queries which the Surveyor General of Woods, &c. circulated in the year 1808, and of which he transmitted a copy to the Lords of the Treasury, they had been put at a smaller number; but on the other hand there is reason to believe, from the actual experience of several very intelligent Owners and Managers of extensive Oak Woods and Plantations in different parts of England, that in a favourable situation, and with proper management, more than Eighty such trees may be produced on one Acre\*.

\* Appendix,  
No. 17. p. 164.

Adhering, however, to the above average of Forty to the Acre, and taking the average quantity of timber in each tree at a load and a half, 1,000 Acres will, at the end of one hundred years, the period of time generally allowed for the full growth of an oak, produce 60,000 Loads, or enough, with the concurrent resources of capture, &c. above mentioned, to maintain the Navy on its present scale for a year.

And, according to this deduction, 100,000 Acres would be requisite, and adequate, if so planted and managed that the Timber on each 1,000 could be felled in successive years, and *that* 1,000 immediately replanted, for maintaining a Navy like the present for ever.

If the above general conclusions can be taken as sufficiently established, the remaining considerations must be,

I. How the 100,000 Acres are to be obtained:

II. In what course or rotation to be planted:

III. How the annual supply is to be furnished, till the timber to be raised in them shall progressively arrive at the requisite maturity.

I.—On the first of these points, the late Surveyor General of Woods, &c. Lord Glenbervie, in his Report to the Treasury, bearing date the 11th of April 1809, submitted a Statement which he had formed on a consideration of the circumstances of the different Royal Forests, as they appeared to him at that period; the result of which was, that about 60,000 Acres might be reckoned upon from those Forests.

In addition to this quantity, he suggested that the remaining 40,000 might probably be obtained,

1st. From Forest Lands in the Duchy of Lancaster:

41 Geo. III. c. 56.  
NEEDWOOD  
FOREST.

On the Division of Needwood Forest, under an Act of 41 Geo. III. cap. 56, 3,000 Acres were appropriated in Severalty to the Crown, and of these, 1,000, then consisting of Wood Land, have been filled up in the vacant parts with young Trees of different sorts.

2dly. From the allotments to the Crown on the Division of Wastes and Commons, where the King is Lord of the Soil, or has other Rights.

3dly.



3dly. From similar allotments within the Duchies of Lancaster and Cornwall.

4thly. By the acquisition, either by purchase, exchange, or otherwise, of Lands locally situated within the different Royal Forests, but in the occupation and considered as the property of individuals, whether originating in legal title, or in encroachments beyond the time within which possession may be questioned.

5thly. By the purchase, either absolute or qualified, of Woodlands, conveniently situated, and lying together in sufficient extent, from private Owners.

6thly. By purchasing out, or suffering to expire without renewal, Leases of part of the Domains of the Crown, either Oak Coppices, or Land where Oak Timber has formerly grown, or which shall be deemed fit for the growth of Oak.

Appendix, No. 13.  
p. 165.

It has been objected to such non-renewal or resumption of the Leases of any part of the cultivated Estates of the Crown, that “in the present state of the agriculture of the Kingdom, the produce of Food being insufficient for the Population, it would not be advisable that any part of the cultivated Estates of the Crown should be planted.”

But if it shall be found expedient, in some cases of new Plantations on the Estates of the Crown, to include portions of Pasture or Corn Land, the part so abstracted from the production of Food will be compensated ten-fold by the division in Severalty of various Royal Forests and Wastes \* which has taken place for some years past, and is likely to be continued, in consequence of which many thousand Acres, which otherwise could never have been used in raising Corn, have been, and will be, set at liberty for that mode of cultivation.

\* Supra, p. 22.

II.—If Oaks planted in 100,000 Acres could be supposed to attain their maturity exactly in 100 years, and those growing on each 1,000 Acres, were to be cut in succession annually, the proper course would be to plant but 1,000 the first year, and a like number of Acres every successive year, so that the last 1,000 Acres would not come to be planted, nor the first to be replanted, till 100 years after the commencement of the operation.

But it is impossible to suppose that this could in fact be the case. On account of differences in the soil, exposure, quality of the Seeds, accidental state of the weather, and other causes, the growth of different Trees in the same Plantation, as well as of Trees in different Plantations, must vary very considerably. In some instances, all, or some of the Trees in the Plantations of the same year, will have attained their maturity in less than 100 years, in others, not till after the expiration of that period.

It is further to be observed, that according to the majority of the opinions collected from experienced judges of the subject, Trees, after they have reached their maturity and full growth, will continue stationary, and without any sensible deterioration, for a very considerable space of time.

It cannot be expected that any operation, the completion of which is to continue in the uniform annual execution of particular parts of it, through a progressive series of so many years, would not be materially deviated from, or relinquished before its completion, whatever means of prevention the Government which adopts it might establish.

Considerations of this sort induced the Surveyor General to think that the whole 100,000 Acres (which ought to be fixed upon and appropriated as soon as possible) should be enclosed and planted at the rate, on the average, of about 4,000 Acres annually. The whole would thus be completed in 25 years, a portion of time during which it may be reasonable to suppose, that some of those who may have had a concern



in the adoption of that plan, may live both to take a part in its gradual execution, and to see it brought to a conclusion.

III.—If the first Fall of Navy Timber from the proposed Plantations of 100,000 Acres cannot be reckoned upon in less than 100 years from the present time, it becomes a matter of the most anxious concern to examine how the necessary demand is in the mean time to be supplied.

But here it is to be remarked, that the adoption of the proposed measures for so remote a supply in future will not in the least clash with, or impede, the necessary intermediate provision.

The chief resources for that provision seem to be, 1. Whatever Oak Timber still remains in the Royal Forests, either proper now to be felled, or in different stages of its growth:—2. The Oaks of the same description in the other Woodlands of the Crown, to be resumed or reserved in the manner above mentioned:—3. Whatever there is of the same sort upon private estates:—4. As in the latter thinnings of the Plantations, and long before the lapse of the 100 years, many Trees must be felled which have acquired the contents of from 20 to 40 cubic feet or upwards, (and it appears by returns in the Office of Woods, that Trees of those inferior sizes are sometimes accepted for the use of the Navy,) a considerable quantity of Timber may be obtained from those thinnings. Indeed, although 100 years have been assumed in the foregoing reasonings and calculations, as the period when Oaks will acquire the average contents of a load and a half, there is great reason to believe, that in favourable soils and situations, they will grow to that size much sooner; as it is certain that they will often continue to thrive and increase long afterwards:—5. The importation from beyond Seas, of Oak, the growth either of our own foreign territories, or of other countries:—and, 6. The use of other Sorts of Wood which may have been proved fit for the construction of Ships, whether the produce of the United Kingdom, of America, or of the West or East Indies.

Appendix, No. 19.  
p. 167.

What follows will show what has actually been done or undertaken, in both Departments, in prosecution of the Plans for raising Navy Timber, above detailed.

DEAN FOREST  
AND  
NEW FOREST.

The specific Number of Acres authorized under the Acts before mentioned to be enclosed and planted in Dean and New Forests, is—In Dean Forest 11,000 Acres; in New Forest 6,000 Acres.

BERE FOREST.

By an Act of the 50th of Geo. III. c. 115, there have been appropriated in Severalty to the same use, in Bere Forest 1,400 Acres.

ALICE HOLT AND  
WOOLMER FOREST.  
PARKHURST  
FOREST.  
DELAMERE  
FOREST.

By Bills now depending, if they pass into Laws, there will be obtained, in Alice Holt Forest 1,600 Acres; in Woolmer Forest 2,000 Acres; in Parkhurst Forest from 750 to 1,000 Acres; and in Delamere Forest from 3,000 to 4,000 Acres.

WHITTLEWOOD  
FOREST.  
SALCEY FOREST.  
WHICHWOOD  
FOREST.

In the Forests of Whittlewood, Salcey, and Whichwood, there are sundry Coppices, the Timber in which belongs to the King. Of those in Whittlewood, the Underwood is the property of his Grace the Duke of Grafton, who is Grantee thereof, and of the office of Warden of the Forest, in fee. In the two others the Underwood belongs to the King, subject, in the case of Whichwood, to a Lease for three existing Lives to the Duke of Marlborough, and in Salcey, to the life estate of Lord Euston. Those Coppices are thrown open to the King's Deer and the Cattle of the Commoners, at the end of 8 or 9 years from the time when they are enclosed, after each cutting of the Underwood, at which period the growth of the maiden Oaks or Shoots which had sprung up from healthy stools since the former cutting, is seldom such as to put them out of danger from those animals; and therefore the stock of  
growing



growing Trees or young Plants in those Coppices, has never been sufficient to furnish the quantity which ought by Law to be ultimately left there.

A method has occurred of aiding this spontaneous production, by planting after each cutting a considerable number of young Oaks, of such a size as to be beyond all danger from the Cattle and Deer, at the end of the limited number of years.

In various instances, Oaks planted out, when of that size, in Dean and Bere Forests, and elsewhere in Parks and open Commons, and even unprotected by fencing, have not only taken firm root, and grown kindly, but, (in some of those instances) have in the space of 60 years come to yield from a load to a load and a half of Timber.

Appendix, No. 19.  
p. 167.

These facts having been stated to Lord Francis Spencer, to whom the Wardenship of Whichwood, and the Lease of the Coppices there have been assigned, and to the Duke of Grafton, they readily consented to the Plan of making the experiment in the different Coppices in each of the said Forests successively, as they come to be cut and re-enclosed in the course of the established rotation.

Supposing this plan to succeed, we may add, to the quantity already enumerated, the whole of the Coppices in question, amounting to 6,439 Acres.

There are, besides, Enclosures in the different Forests belonging in Severalty to the Crown, now appropriated to the growth of Navy Timber, consisting in the whole of 1,150 Acres.

Of Woodlands on other Estates of the Crown which have been usually demised, there have been actually reserved out of the renewed Lease of the Manor and Estate at Eltham, 295 Acres. And it is proposed to retain, out of several other Estates, for which there are treaties now depending for new Leases, to the amount of 863 Acres.

WOODLANDS ON  
ESTATES OF THE  
CROWN.

Authority has been given to treat for the purchase of certain Woodlands in the County of Kent, situated very near to His Majesty's Dock-Yard at Chatham, consisting of 227 Acres.

AUTHORITY  
GIVEN TO TREAT  
FOR THE PURCHASE  
OF WOODLANDS.

By the Bere Forest Act above mentioned, and the Bills still depending for dividing and enclosing Parkhurst and Delamere Forests, power is given to the Crown to purchase, for the exclusive purpose of Navy Timber, the allotments made and to be made to individuals; and having been empowered by the Treasury to treat for such purchases in Bere Forest, we have already received propositions from two Gentlemen, for the Sale of their Allotments there.

There are two very extensive tracts of Land, which, like Delamere, appear to have been formerly Royal Forests, and of which the Soil belongs to the Crown, viz. the Forest of Brecknock, in the County of Brecon, and that of Exmoor, in the Counties of Devon and Somerset.

The Forest of Brecknock consists of 40,000 Acres; but of this, as appears from a Report made by a Person who has been employed to survey it, there are only about 2,000 Acres fit for the growth of Oak. Under the Act of 48 Geo. III. we have a power, with the approbation of the Lords of the Treasury, to sell the whole of the King's Interest in this Estate; and though it would be very desirable to retain those 2,000 Acres in the Hands of the Crown, yet the Rights and Claims over the whole are of so complicated and extensive a nature, that an attempt to divide and enclose it in the manner of Bere Forest, and the others we have mentioned, appropriating a due proportion to His Majesty, might be attended with insurmountable difficulty. We therefore think that the best course will be, to sell the entire Interest of the Crown in Brecknock Forest by Auction, or otherwise; when, we trust, we may be authorized by the Legislature to apply the produce of such Sale to the purchase of other Woodlands, better situated and less objectionable in other respects.

BRECKNOCK  
FOREST.

Cap. 73.

The



## EXMOOR FOREST.

The Forest of Exmoor is said to contain about 20,000 Acres, and we have some reason to hope that part of it may be found proper for planting with Oak. A Memorial to the Lords of the Treasury, by the Lessee of this Estate for a renewal of his present Lease, which will expire in the year 1814, having been referred to the late acting Surveyor General of Land Revenue, we ordered a Survey to be made in the usual course, and instructed the Surveyor particularly to report his opinion on that point.

Should the result of this Survey confirm the expectation we have been led to entertain, we hope it may be found practicable, with the consent of Persons having Rights of Common over this Estate, to obtain an Act of Parliament for dividing it, and appropriating the portion allotted to the King in the same Manner, and for the same exclusive use, as has been done with respect to his Majesty's share of Bere Forest.

## ROCKINGHAM FOREST.

In the Ninth Report of the Parliamentary Commissioners, they recommended, for the reasons therein stated, that an Act of Parliament should pass, by which His Majesty should be empowered to appoint Commissioners or Trustees to treat separately with Lord Westmorland, Lord Exeter, Lord Offory, and Mr. Hatton, the Grantees of the different Offices in Rockingham Forest, for the Sale of the Interest which the Crown had over each of their Estates therein, on fair and reasonable Terms.

It was afterwards found that a more convenient mode of executing this purpose would be by distinct Acts, enabling His Majesty to make separate Grants to each of those Persons in Fee Simple, of the remaining Interests of the Crown in and upon their several Districts, for an adequate consideration in money, the same to be valued and ascertained by the proper Officers of the Crown; and accordingly four different Acts passed for that purpose.

<sup>3d</sup>  
Triennial Report,  
small edit. p. 15.  
large edit. pp. 118  
& 119.  
\* Supra, p. 6.

After a negotiation between Lord Westmorland and Mr. Fordyce, the particulars of which are set forth in his Third Triennial Report, the price to be paid for His Majesty's Rights in his Lordship's part of the Forest\*, was fixed at the Sum of £10,038. 15s. 6d. and, as stated in the preceding part of this Report, that Sum having been paid into the Bank of England, with Interest thereon to the day of payment, has been laid out by us, in the purchase of £17,867. os. 8d. Three per Cent. Consolidated Annuities, according to the terms of the Act.

Similar treaties had also been entered into by Mr. Fordyce with Lord Exeter and Lord Offory; but Lord Exeter having died in the mean time, and the Trustees under his Will having declined coming to an ultimate settlement until the transaction with Lord Westmorland should be finally concluded, the sum they were to pay was not completely fixed till very lately. They have now agreed to the price proposed by Mr. Fordyce, amounting to £1,556. 4s. 2d.

In the case of Lord Offory, certain questions, relative to the nature and value of the respective rights of the Crown and his Lordship, arose in the course of the negotiation between him and Mr. Fordyce; and no final settlement had been come to at the time of Mr. Fordyce's death; but during last summer, in consequence of an agreement between Lord Offory and us, those questions were referred, under the authority of the Lords of the Treasury, to Arbitrators mutually named, with liberty to choose an Umpire, if they should differ in opinion. The decision of those Arbitrators will fix the sum to be paid by Lord Offory, and we have reason to expect that decision in the course of a few weeks.

As the whole of this money will be the produce of His Majesty's Forest Property, we submitted to the Lords of the Treasury, that it might be fit to propose to Parliament to authorize the re-transfer of the £17,867. os. 8d. Three per Cent Consolidated Annuities above mentioned, and to direct the Application of the sum produced by that re-transfer, as well as of those to be paid by Lord Exeter and Lord

Offory



Offory, to the purchase of Lands fit for the growth of Navy Timber ; and a clause has been introduced for that purpose into a Bill respecting the management of the Forests, now depending in the House of Lords.

Mr. Finch Hatton, though entitled to the benefit of the Act authorizing the Sale to him of the Crown's Interest in his part of Rockingham Forest, has, hitherto, declined entering into any Treaty for that purpose.

It was once our intention to conclude this Report with an account of the methods of Planting which have been pursued in the new Enclosures in Dean and New Forests, under the immediate direction and superintendence of the late Surveyor General of Woods, and his Deputies. This, however, would lead to a greater detail than seems necessary on this occasion ; we, therefore, content ourselves with the insertion in the Appendix of certain Statements of Facts and Opinions, explanatory of those methods, and illustrative of the principles on which they have been adopted.

Appendix,  
Nos.  
16, 17, 18 & 19.  
p. 160, &c.

The Enclosures and Plantations hitherto executed have cost at the rate of about £5 per Acre, which Expence has been defrayed from the Fund in the Bank, arising from the Sale of His Majesty's Timber.

GLENBERVIE.  
W. D. ADAMS.  
HENRY DAWKINS.

Office of Woods, &c.  
4th June 1812.







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A P P E N D I X,

P A R T I.

Appendix, No. 1. A.

DEPARTMENT  
OF  
LAND REVENUE.

COMMISSIONERS REPORT,

Proposing an Establishment for conducting the Business of the United Departments of Woods  
and Land Revenue.

My Lords,

Office of Woods, &c. 11th September 1810.

HAVING taken the Oath prescribed by the Act of the last Session of Parliament (5c Geo. III. cap. 65. sect. 5.) before Mr. Baron Wood, a Certificate of the Administration of which has been indorsed on the back of the Letters Patent by which we are appointed; We have, this day, entered upon the execution of the Duties prescribed by the said Act, and our Commission; and Lord *Glenbervie* having stated to the Board that it had appeared to him, as well from the terms of the Treasury Minute of the 26th of September 1809, and the tenor of the said Act of Parliament, as on the best attention he had been able to give to the subject, that it was the intention of Government, and would be necessary, that various arrangements should be made by the authority of your Lordships, for the due and proper conduct of the affairs of the Two Departments, now united and placed under the Management of this Board; and that he had therefore thought it his duty, ever since the passing of the said Act, maturely to consider of the nature of the business of the said Departments, and to confer repeatedly respecting the same with the principal and confidential Officers of each, in order to form the best opinion in his power concerning the most convenient method of distributing and executing the various details which will fall under the management of this Board, among such an Establishment of Officers and Clerks, in respect both of numbers and appointments, as will in his judgment be required for the purposes aforesaid, and that he had accordingly prepared, and reduced into writing, a Plan, for such Establishment of Officers and Clerks, together with various Observations explanatory thereof; and he having laid the said Plan before the Board, the same was taken into consideration; and the two other Commissioners, to whom he had communicated the said Plan previously to this Meeting, concurring with him, as far as their present limited knowledge of the subject will admit, in the opinion that the Establishment therein proposed will be a proper Establishment for the due performance of the combined Duties of the two Departments, we beg leave to submit the said Plan to your Lordships, and request your decision and directions thereon.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

WILLIAM DACRES ADAMS.

HENRY DAWKINS.

To the Right Hon. the Lords Commissioners  
of His Majesty's Treasury.

Proposed ESTABLISHMENT for conducting the Business of the United Department of His  
Majesty's Woods, Forests, and Land Revenues.

Proposed Situations (with the Names) of the Persons now employed in the United Departments.	Proposed Salary of each Officer.	After 5 Years Service.	After 10 Years Service.	After 15 Years Service.	After 20 Years Service.	DUTIES.
Secretary for the Department of Woods, Forests, &c. Alexander Milne	700	750	800	850	900	To prepare for the Board and attend them on all business relating to the Woods and Forests; to take Minutes of their Instructions thereon; and to see that the directions which they shall give are carried into execution. To prepare all Letters which they shall direct to be written by him, and to lay before them, for their signature, all other Letters or Reports. To see that the Books and Documents of the Office are regularly kept and arranged, and that the entries be not suffered to get into arrear. To have such direct communications with the Treasury and Navy Office, and persons having business with that branch of the united Departments, as shall be necessary.—With the details of the business relating to Enclosures and Plantations, and the measures for the general improvement of the Forests.



## No. I. A. Proposed Establishment for conducting the Business of the United Departments of His Majesty's Woods, &amp;c.—continued.

Proposed Situations (with the Names) of the Persons now employed in the United Departments.	Proposed Salary of each Officer.	After 5 Years Service.	After 10 Years Service.	After 15 Years Service.	After 20 Years Service.	DUTIES.
Secretary for the Department of Crown Lands, &c. } James Pillar - - }	£ 700	£ 750	£ 800	£ 850	£ 900	<p>The like general business in the department of Crown Lands; with the details of the business relating to the Crown Property in Wales; to the Enfranchisement of Copyhold Estates, and to Sales and Exchanges, under the Act of 48 Geo. III. cap. 73.</p> <p>The business relating to repairs of Lodges, Park Walls, Fences, &amp;c. in the different Forests and Parks; preparing Abstracts of Papers for Law Cases; the Entry of all Treasury Warrants, Navy and other Bills; of all Reports to the Treasury, and of Reports from Surveyors, Deputies, Architects, &amp;c.</p> <p>The business relating to the Leases of the Estate of the Crown in the Country, and of that arising out of the Enclosures of Wastes over which the Crown has certain rights.</p> <p>The Examination of the Accounts of Deputies, Surveyors and Architects, and of all Tradesmen's Bills for Works in the Forests and Parks. To prepare and deliver out Drafts for money, and take proper Receipts for the payment of such Bills. To make the Entries in the Cash Books. To prepare the general Accounts for the Auditor, and to see to the general arrangement of the Books and Papers.</p> <p>The business relating to the Leases of Houses.</p>
1st Senior Clerk, } John Thornborrow - - }	500	550	600	650	700	
2d Senior Clerk, } James King - - }	500	550	600	650	700	
3d Senior Clerk, } William Perceval - - }	400	450	500	550	600	
4th Senior Clerk, } Henry Rhodes - - }	400	450	500	550	600	<p>Assistants in the departments of the Secretaries, and of the four Senior Clerks.</p>
1st Junior Clerk, William Hollister	250	300	350	400	450	
2d Do. Benjamin Falgate	250	300	350	400	450	
3d Do. Clifford King	200	250	300	350	400	
4th Do. Wm Nash Round	200	250	300	350	400	
5th Do. William Maginnis	175	225	275	325	375	
6th Do. George Cornell	175	225	275	325	375	
7th Do. John Waller	150	200	250	300	350	
8th Do. - -	150	200	250	300	350	
9th Do. - -	100	130	170	210	250	
10th Do. - -	100	130	170	210	250	
To the Person whom the First Commissioner shall nominate to be his Private Secretary - }	100	—	—	—	—	
Office Keeper, Nicholas Choveaux.	110	—	—	—	—	
Under Office Keeper, Catherine Kitson; to be discontinued when the Office shall become vacant }	35	—	—	—	—	
2 Messengers { Thomas Read -	90	—	—	—	—	
{ John Kitson -	90	—	—	—	—	
2 Door Keepers { Robert Gray -	80	—	—	—	—	
{ John Sparvel -	80	—	—	—	—	
(One to be discontinued on the first vacancy.)						
2 Surveyors of Houses, } Thomas Leverton - - }	100	{ These Surveyors receive Fees for their Surveys and Valuations, as stated in the 1st Report of the Surveyor General of Crown Lands.				
Thomas Chawner - - }	100					
Joint Architects, } John Nash } -	200	{ The Architects and Itinerant Deputy receive One Guinea a day when employed and One Shilling a mile for Travelling Expenses.				
James Morgan } -	250					
Itinerant Deputy, Edward Kent -	250					
Total	6,185					
Salaries of the 3 Commissioners, as specified in the Act of Parliament - - }	4,400					
Expence of the whole Establishment - - }	10,585					



OBSERVATIONS explanatory of the Reasons and Grounds on which the foregoing Plan of Establishment has been formed. No. 1. A.

The Expenditure of the Establishment of the Office of the Surveyor General of His Majesty's Woods, Forests, &c. in the year 1806, was as follows; viz.

Amount of Salaries paid to the Surveyor General, and to the Officers and Clerks under him in his Office in Town, together with the Salary paid to the Superintendent of Dean Forest	£	s.	d.	£	s.	d.
	5,250	—	—			
Expenditure of Clerks hired for extra writing, on an average of two years	120	—	—			
Expenditure of the House now occupied for the business of the Office, say	300	—	—			
				5,670	—	—
The present Establishment of the Office of Land Revenue, is as follows; viz.						
Amount of the Salaries of the Surveyor General, and of the Officers and Clerks under him, including the Salaries of two constant extra Clerks	4,629	—	—			
Payments to Law Stationers for engrossing Leases, &c.	100	—	—			
				4,729	—	—
Together			£	10,399	—	—
The proposed joint Establishment, according to the foregoing Statement, exclusive of the increase to which several of the persons now employed will become entitled, from the length of their past services, amounts to						
				10,585	—	—
Difference			£	186	—	—

It is presumed that the measure of uniting the two Departments would never have been adopted, if Government had not been perfectly satisfied that advantages, infinitely greater than to counterbalance that small additional Expenditure, would result from it.

It is true the proposed charge will exceed, to a considerably larger amount, those of the two Offices as they have stood since Lord Glenbervie was re-appointed; because, since that time, there has been a deduction of £1,000. a year from the Salary of the Surveyor General of Woods, and the extinction of the Office of Superintendant of Dean Forest, the Salary whereof was £400. a year; and there will be a saving arising from the sale of the present house of the Office of Woods, which may be put at not less than £300. a year.

But it is submitted, that upon every fair view of the subject, this sum of £1,700. actually gained from the former Establishment, and which it is conceived must be considered as remaining exclusively applicable to the proper objects of Expenditure in the Department of His Majesty's Woods, Forests, Parks, &c. or at least as not merging in the general revenue of the State, cannot be applied to more just and advantageous purposes than, 1st. To raising the Salaries of the different Officers and Servants, so as to bear such a proportion to those annexed to similar situations in other Departments of the State, as the qualifications they require, the duties they have to perform, and the increased prices of all the necessaries of life would have demanded, if the present measure had never been adopted:—And 2dly. To such addition of Clerks as has now become indispensable, the business of the Office of Woods, &c. (and it is believed of the other) having increased so much, that notwithstanding the extra Clerks which it has been found necessary to keep almost in constant employment, the ordinary Clerks, during a great part of the year, have been obliged to work at extra hours, often very early, and very late, in order to keep the various Books and Writings in a tolerable degree of forwardness.

In the separate Departments, there are at present two persons who have been heretofore employed under the respective Surveyors General in all direct communications with the Treasury, and in the most confidential and responsible business; thus exercising the *functions* of official Secretaries for the respective Offices. And though for the important considerations suggested to the Legislature by the Commissioners of Land Revenue, Government have thought it advisable to propose, and Parliament to sanction, the measure of placing all His Majesty's Estates in Forests, Woods, Lands, Houses, &c. under the Management of the same Board, yet, as there are various reasons, which will readily occur to those acquainted with the course of business in the respective Departments, for still keeping separate and distinct the details of the proceedings in each, it has been thought due to the former services of those persons, whose functions have been, in many respects, very analogous, and that it will be the best means of avoiding dissatisfaction from any seeming preference of either, to recommend that they should be placed upon



No. 1. A. upon an equal footing, *under the description of Secretaries*, each for the business in which he was formerly employed; and the same course is proposed to be followed throughout, so that the persons in the two Offices, who have equal pretensions, may, as far as possible, have equal emoluments.

The further Observations on the proposed Plan are stated under the four following heads:

- 1st. The Salary proposed to be annexed to each Office.
- 2d. The progressive increase.
- 3d. The addition to the number of Clerks on the Establishment; and
- 4th. Allowances of superannuation.

1st. The Scale of Establishment proposed in the accompanying Statement will be found, on comparison with those of other Departments, where the persons employed require like qualifications, and have to exercise like functions, to be very moderate.

In the Departments of the Navy and Victualling Offices, the Secretaries have Salaries of £1,200. or £1,400. a year; and the *Assistant Secretaries, and Secretaries to the Committees of those Boards*, £800. a year. The Secretary to the lately established Board of Auditors has £900. a year; and the two temporary Secretaries to the Subdivision Boards of Audit, £700. a year, after five years service: The Secretary to the Comptroller of Army Accounts £800. a year; and the Secretary to the Commissioners for the Sale of Land, for the Redemption of the Church and Corporation Land Tax, £700. a year. The Salary of the Deputy Surveyor General, or Secretary, in the Department of Crown Lands, was proposed by Mr. Fordyce, in a Representation to the Lords of the Treasury, dated 29th January 1806, to be made £800. a year, which sum Mr. Fordyce stated to be in his opinion no more than a fair compensation for the Fees which were abolished, and the great increase of business which had taken place in every branch of his Office; and this Salary was approved of by the Board of Treasury, as signified in a letter from Mr. Freemantle, dated the 10th of December 1806. But Mr. Fordyce having afterwards found it necessary to new model the Establishment, and subdivide the business of his Office, and to create a new Department for Leases of Houses, instead of applying to the Treasury to be allowed an adequate Salary for the person to be placed at the head of that Department, made provision for such Salary, by reducing the Salaries which had been before sanctioned for the other Officers of his Establishment.

The Senior Clerks, who have the charge of the particular Departments in the Navy and Victualling Offices, have Salaries of from £600. to £700. a year. The Inspectors in the Audit Office, whose duties are analogous to those of Senior Clerks, have from £500. to £800. a year, according to their rank and length of service; and in the very recently modified Establishment of the War Office, from £400. to £700. a year.

The *Chief Clerks* (of which description none are proposed for this Establishment) in the Offices of the Secretaries of State, Treasury, Admiralty, War Office, and Paymaster General's Office, have much larger Salaries than those which are suggested for any of the appointments in the proposed Establishment.

The amount of Salary, and scale of increase, proposed for the Junior Clerks, is similar to what has been adopted in some, and recommended for others, of the Offices above referred to. The Junior established Clerk in each of the two Departments of Woods and Land Revenue has, at present, £150. a year.

The small proposed increase to the Salaries of the present under Officers in the two Departments, will only place them on a footing with persons of the like description in many other Offices; and considering the dearth of every article of life, will be but barely sufficient for their maintenance, and that of their families; and though it would probably be thought harsh to dismiss any of them, on account of an arrangement which they could not have had in contemplation, when placed in their respective situations, or to put such of them as had similar duties under the two Establishments, on a different scale of allowance, on which account it is submitted that each of the two Door-keepers should for the present have the same Salary, yet it is proposed, that upon a vacancy by the death or removal of one of them, there should be in future one only Door keeper. With respect to the present Office-keeper at the Land Revenue Office, it is not proposed to increase her small allowance of £35. a year, as her husband is one of the Messengers; but though her place need not be supplied on a vacancy, it will probably hardly be thought advisable to discontinue that small allowance, until such vacancy shall happen.

The private Secretary to the late Surveyor General of Crown Lands having been allowed a Salary of £70. a year, the proposed Salary of £100. a year to the person whom the first Commissioner shall select to be his private Secretary, cannot, it is presumed, be considered as unreasonable.

2d. The Plan of a progressive Augmentation of Salaries, according to the length of service, and the extension of the benefit thereof to past services, has been followed in most of the public Departments where the Establishments have been lately formed, or modified. In a comparatively small Establishment, where occasions of promotion can but seldom occur, the adoption of such a plan is almost the only encouragement held out to persons, properly qualified, to remain in the Office, and to wait for the succession to the more responsible situations when vacancies do occur.



This plan of increase was strongly recommended by Lord Glenbervie, and adopted, in the Office of the Committee of Council for the Affairs of Trade, during the time when he acted as President of that Committee, in the absence of the late Lord Liverpool; and it is also understood to have been adopted in the Treasury, in the Offices of the Secretaries of State, Audit Office, and War Office, and in the Office of the Paymaster of the Forces.

No. 1. A.

3d. The necessity of an addition of three new Clerks to the two Departments is submitted, as notwithstanding the regular employment of the extra Clerks, who are now proposed to be placed upon the establishment, and the occasional hire of writing Stationers, neither of the separate Establishments has been found sufficient for the great increase of business in the two Departments.

In the Department of Woods, the increase of business has been already such, since Lord Glenbervie's re-appointment to the Office of Surveyor General, in consequence of the extensive Enclosures and Plantations which have been undertaken or determined upon in some of the Forests, and the measures under consideration for the improvement of others, that the immediate addition of another Clerk has, in his opinion, become indispensably necessary.

In the Department of Crown Lands, a new branch of business must be expected to arise by the enfranchisement of Copyhold Estates, Sales of Manors, Manorial Rights, Quit Rents, and small quantities of Land, and the Exchanges of Land, under the Act of 48 Geo. III. cap. 73. for which additional assistance will be required, as well as for prosecuting the measures proposed by the late Surveyor General, respecting the Crown Property in Wales, and the disposal of the very valuable Estate of Marybone Park, the Lease of which will expire in January next.

4th. Allowances of Superannuation, in cases where the parties have served with diligence and fidelity for given periods, and where, from old age, ill health, or other infirmity, they have become incapable of executing the duties required of them, have been now settled in respect both of principle and amount by an Act of the last Session of Parliament; but it may be proper to reserve to future consideration those cases in the United Departments, as they shall occur, in which the parties shall be deemed to be entitled to this advantage.

#### Appendix, No. 1. B.

Further REPORT of the Commissioners, on proposed Establishment.

No. 1. B.

Office of Woods, &amp;c. 9th January 1811.

MY LORDS,

IN the observations which accompanied our Letter to your Lordships of the 11th of September last, explanatory of the Establishment which we there took the liberty to propose, for conducting the business of the united Departments of Woods and Land Revenue, the necessity of an addition of three new Clerks was submitted to your Lordships, each of the separate Establishments having been found insufficient for the great increase of business which had taken place in both Departments; and in our Letter, dated the 16th of October last, we further stated, that after having had an opportunity of considering both individually and at the Board, the Plan of Establishment submitted in our said Letter of the 11th September, and having had frequent occasion to observe the inconvenience and delay in the execution of the business of our Office, arising from the imperfect state of both the former Establishments, we felt ourselves urged by a sense of duty to represent to your Lordships our confirmed opinion, that the adoption of such a Plan of Establishment as we had proposed, was essential to the furtherance and effectual attainment of the important objects for which this Board has been instituted.

For the purpose of bringing more distinctly to our view the arrears of business of different descriptions, which from various causes with which we deem it at present unnecessary to trouble your Lordships, have unavoidably accumulated in the Land Revenue branch of the united Departments, and thereby enabling us more systematically to arrange a Plan for getting through the whole of it as speedily as a due attention to the current and more pressing occupation of the day would permit, we have directed Lists to be prepared; 1. Of expired Leases of Lands belonging to the Crown, which have not been renewed. 2. Of applications for Leases, or for the purchase of Lands belonging to the Crown, which have not been before in Lease. 3. Of expired Leases of Houses which have not been renewed. 4. Of Leases of Lands; and 5. Of Houses which are so nearly expired, that they may legally be renewed, and applications for the renewal of which Leases your Lordships either already have received, or may soon expect to receive.



No. 1. B.

We take the liberty of transmitting herewith, Copies of all those Lifts, by which your Lordships will see the number of subjects before us that require our early attention: But besides these we have found other Cases, amounting in the whole (including those contained in the said Lifts) to the number of 361, and we have not been able to proceed to any efficient measures with regard to any of them, except a very few, and those mostly matters nearly of course, or at least of a less complicated nature than that of much the greatest number; very many of which, besides the original Memorials or Petitions, are accompanied with numerous Documents, consisting of Surveys, Valuations, and Correspondence, amounting, in many instances, to from 50 to 100, all of them requiring to be read and considered, previously to our taking any steps respecting them.

Under these considerations, and from an entire conviction now forced upon us by the experience we have already had, that with the number of Clerks we found on the Establishments, it would be impossible to carry on the business with due regularity and attention to the interests of the Crown, it has appeared to us indispensably necessary to appoint, provisionally, and until your Lordships shall sanction the same, the three additional Clerks recommended, under the description of 8th, 9th, and 10th Junior Clerks, in the beforementioned Plan of Establishment, and which we have done accordingly.

In our said Letter of the 16th of October we requested, in pursuance of a Provision in the Act for uniting the two Departments (50 Geo. III. cap. 65. sec. 6.) that your Lordships would be pleased to issue your Warrant to the Auditor of His Majesty's Land Revenue, to make out a Debenture for one Moiety of the Salaries which had accrued and become due to us under the said Act and our Commission, up to the 29th of September, being the usual quarterly day of payment in the Department of the Woods; and that for the future, Debentures should in like manner be made out for one Moiety of the said Salaries in each succeeding quarter, to be receivable on the four usual quarterly days of payment for the Department of the Woods. Not yet having received an answer from your Lordships to our said Letter, nor any communication of your decision respecting the proposed Establishment, and another quarter having elapsed, we have, in the mean time, drawn upon the Fund of the Woods and Forests for the amount of the said Salaries up to the 25th ultimo, the Moiety of which, we submit should be repaid to the said Fund from that of the Land Revenue Department, when your Lordships shall issue the necessary authority for that purpose, pursuant to the above-mentioned Provision of the said Act.

We have also felt it necessary to make an advance to the several Officers, Clerks, and Servants, who were employed under the respective Surveyors General, *on account* of the Salaries to which they may ultimately become entitled upon the settlement of the Establishment for the united Departments, as it would naturally have been attended with inconvenience to those parties to withhold longer the whole of their Salaries, which, in the Department of Woods, were in arrear for Six months, and in that of the Land Revenue from the date of our Commission.

We are, my Lords,  
Your Lordships very humble Servants,

GLENBERVIE.  
W. D. ADAMS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.



## TREASURY WARRANT, authorizing the aforefaid Establishment, with certain Modifications.

AFTER our hearty commendations:—Having taken into our consideration your Representation of the 22d February 1811, enclosing an Account of the Names of the Officers, Clerks, and Servants, with the Amount of Salary to each individual under the existing Establishment of the United Departments of His Majesty's Woods, Forests, and Land Revenues; and also the Amount of Salary which each Individual would now receive according to the Scale of Establishment which was submitted to our consideration in your Letter of the 11th of September 1810: taking into consideration the length of service of the respective persons, We do hereby think fit to make the following Establishment, to commence from the 31st day of July 1810, being the date of the Letters Patent appointing you to be the Commissioners of His Majesty's Woods, Forests, and Land Revenues; viz.

SITUATION.	Salary of each Officer.	After 5 Years Service.	After 10 Years Service.	After 15 Years Service.	After 20 Years Service.
	£	£	£	£	£
Secretary for the Department of Woods, Forests, &c. -	600	650	700	750	800
Secretary for the Department of Crown Lands -	600	650	700	750	800
1st Senior Clerk - - - - -	400	450	500	550	600
2d - Do. - - - - -	400	450	500	550	600
3d - Do. - - - - -	300	350	400	450	500
4th - Do. - - - - -	300	350	400	450	500
1st Junior Clerk - - - - -	200	250	300	350	400
2d - Do. - - - - -	200	250	300	350	400
3d - Do. - - - - -	175	225	250	300	350
4th - Do. - - - - -	175	225	250	300	350
5th - Do. - - - - -	150	175	225	260	300
6th - Do. - - - - -	150	175	225	260	300
7th - Do. - - - - -	110	175	180	220	280
8th - Do. - - - - -	110	175	180	220	280
9th - Do. - - - - -	90	110	140	170	200
10th Do. - - - - -	90	110	140	170	200
To the Person whom the First Commissioner shall select to be his private Secretary - - - - -	100				
Office-keeper - - - - -	100				
Under Office-keeper, (to be discontinued when the Office shall become vacant) - - - - -	35				
Two Messengers, each - - - - -	75				
Two Door-keepers, (one to be discontinued on the first vacancy,) each - - - - -	80				
Two Surveyors of Houses each, with the usual Fees for their Surveys and Valuations - - - - -	100				
Joint Architects - - - - -	200				
Itinerant Deputy - - - - -					
Allowance of One Guinea a day when employed, and One Shilling a mile for travelling, as at present - - - - -	250				
£	5,255	4,770	5,390	6,100	6,860

These are to authorize and require you to cause payment to be made to the several persons respectively holding any of the Offices or Employments before enumerated or described, of one Moiety of the said several Salaries and Allowances therein expressed and set forth, out of any money in your hands arisen or to arise by Wood Sales or otherwise, (the other Moiety of the said Salaries and Allowances are to be satisfied and paid out of His Majesty's Land Revenue, as we, or the Commissioners of His Majesty's Treasury for the time being, may direct), the said several Salaries and Allowances to commence from the said 31st Day of July 1810, and to be paid by the day to and for the 10th October following; and afterwards quarterly at the four most usual days of payment in the year, by even and equal portions, clear of all Fees and Deductions, and to be taken and received by the said several Officers, in lieu of all Salaries heretofore paid or allowed before the said 31st day of July 1810, to the persons holding or executing the duties of any of the said Offices or Employments; and the increase of the said Salaries for length of Service to take place from the quarterly day next after the completion of the period of service, which gives title to the increase, except where the period of service shall be completed on a quarterly day; in which case the increase is to take place from that quarter day: And for so doing, this shall be your Warrant. Whitehall, Treasury Chambers, the 26th day of March 1811.

*Sp. Perceval.*  
*W. Brodrick.*  
*S. Barne.*

To the Commissioners of His Majesty's Woods,  
 Forests, and Land Revenues.

Entered the 11th day of April 1811, before me,  
*Rich. Gray, D. Audr.*



A SCHEDULE of all LEASES of LAND ESTATES and MINES belonging to the CROWN, granted time of making the First Report of the Commissioners of His Majesty's Woods, Forests, and comprised therein; The Names of the Lessees; The Terms granted; The Annual Value of the the Fines paid; and upon what other Considerations such Leases have been made:—And shewing preceding Surveys or other Accounts; and the Rents reserved, and Fines paid for the preceding

[Note.—IN the Instances distinguished by an Asterisk (\*) in which the former Leases comprised *other* Valuations, Rents and Fines, is inserted in

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1809. January 14.	BERKS. Several parcels of Land within the Parish of New Windsor	James Vowles, Gent. - -	31 years from 10th October 1806
21.	A capital Messuage called Frogmore House, otherwise Old Frogmore, with a Close of Meadow, and a small House, in the Parish of New Windsor; also, A capital Messuage called Great Frogmore, with Offices and Pleasure Ground, and divers Lands, in the same Parish; and The Site of the Manor or Farm of Shaw, with divers Lands in the Parishes of New Windsor and Old Windsor, and a piece of Land in Wyrothbury, in the County of Bucks - - -	Her Majesty, QUEEN CHARLOTTE, His Majesty's Royal Consort - -	{ 99 years from the 20th January 1809, if Her said Majesty and Her Majesty's younger Daughters their Royal Highnesses the Princess Augusta Sophia, the Princess Elizabeth, the Princess Mary, the Princess Sophia, and the Princess Amelia, or any of them, shall so long live. Under the authority of an Act of Parliament for this purpose passed in the 47th year of His Majesty's Reign.
1810. April 7.	ESSEX. A Messuage, Lands, and other Hereditaments, in West Hainalt Walk, in the Forest of Waltham, in the Parish of Barking, called Fence Piece Farm - - -	Harry Darby, Esq. - -	{ 27 years and 50 days from 21st August 1812 - - }
October 31.	Several parcels of Land in the Parish of Low Layton -	Philip Sansom, Esq. - -	{ 29 years and 359 days from 16th October 1809 - - }
1807. June 6.	KENT. A Messuage and Lands, part of a Farm called Nethercombe, otherwise East Combe Farm, in the Parish of Greenwich - - -	Peter Lawrie, Esq. - -	{ 30 years and an half from 5th April 1803 - - }
1810. April 9.	The Manor of Eltham, and divers Lands (heretofore Parks) Houses, Cottages, and other Buildings to the said Manor belonging - - -	Sir John Gregory Shaw, Bart. and John Kenward Shaw, Esq. his eldest son - - -	{ 28 years and an half from 5th April 1811 - - }
1807. January 20.	LINCOLN. The Manors of Barrow, Barton, and Gouxhill, and divers Messuages and Lands there - - -	George Uppleby, Esq. - -	{ 12 years and an half from 10th October 1804 - - }
1808. November 2.	NORFOLK. Several parcels of Land in the Parishes of West Walton and Walpole St. Peters - - -	Joseph Silverwood - -	{ 30 years and 316 days from 28th November 1806 - - }



No. 3.

between the time of making the Surveyor General's Fourth Report to the Legislature, and the Land Revenues :—Showing, the Dates of the said Leases; The Tenements or Hereditaments Premises, as returned on Oath by Surveyors employed to survey the same; The Rents reserved; also, The Annual Value of such parts of the Premises as had been before in Lease, by the last Leases thereof.

Tenements or Hereditaments, besides those contained in the new Leases, a *proportionable part* of the former the last Three Columns of this Schedule.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
23 1 6	20 14 3	- - -	- - - - -	*2 10 5	— — 6½	27 8 —
- - -	81 15 8	- - -	- - - - -	- - -	11 15 — 20 15 8 6 2 6 43 2 6	- - -
100 — —	91 5 —	- - -	- - - - -	50 — —	7 3 4	70 — —
234 — —	218 14 6	- - -	- - - - -	*133 — —	16 12 6	276 8 —
288 1 11	263 9 —	- - -	- - - - -	*110 9 9	19 1 4	111 3 3
4,142 18 7	3,923 19 —	- - -	- - - - -	1,807 5 2	225 18 4	1,850 — —
973 — 10	*871 — 4	- - -	*This Rent includes a Consideration for meane profits of the Premises from May 1794, to Michaelmas 1804, deducting a proportionable part of the expenses of the Barton and Barrow Inclosures.	221 7 —	Several Rents amounting to 51 5 —	500 — —
86 10 —	77 7 6	- - -	- - - - -	20 — —	6 12 —	200 — —

Note.—In the Value, Rent, and Fine here stated, were comprised 295 A. 2 R. 16 P. of Woodland reserved for the growth of Naval Timber, and divers Buildings and Commons intended to be vested in the Board of Ordnance for public purposes.



No. 3.

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	NOTTINGHAM.		
1809. February 24.	Certain Lands in the Township of Barnby in the Willows, within the Manor of Newark	Richard Fillingham, Gent.	30 years from 10th October 1807
	SOUTHAMPTON and WILTS.		
1803. December 10.	Certain Lands called the East part of Buckholt Wood, otherwise the East Walk of Buckholt; and two Farms called Haywood and Dewmore	Charles Wall, Esq. (Nominee of Arthur Stanhope and William Strong, Esqrs.)	27 years and 249 days from 3d February 1810
	SUFFOLK.		
1809. June 3.	Several Parcels of Land in the Parishes of Leiston and Aldringham, with the Buildings and Appurtenances, formerly a Coney Warren, belonging to the late Abbey or Monastery of Leiston (except all Royalties thereto belonging)	Philip Wynter, Esq. and others (in trust)	30 years and 254 days from 30th January 1808
1810. June 9.	All Royalties and Privileges of Hunting, &c. on the said Lands, formerly Leiston Warren	The Right Honble. Joshua Lord Huntingfield	30 years and 254 days from 30th January 1808
1811. June 24.	A Farm called Saint Edmund's Farm, situate in the Parishes of Brundish and Whilby, and another Farm called The Chantry Farm, in the Parishes of Brundish and Tannington	James Wyard Gooch, Esq.	30 years and 54 days from 17th August 1807
	SUSSEX.		
1809. June 3.	Divers parcels of Mud Lands in the Parishes of Sidlesham, Pagham and Selfey	The Right Honble. John Lord Selfey	31 years from 10th October 1805
	WILTS.		
1808. December 24.	Lands at Cricklade, late part of the Forest of Braydon	John Turk and Betty Baker, W <sup>o</sup>	31 years from 10th October 1806
1809. February 14.	Other Lands at Cricklade, late part of the same Forest	John White, Gent.	The like Term
	YORK.		
1809. March 27.	The Manor of Adome, with the Scite and Capital Messuage of the said Manor, and divers Farms there	Charles Constable Stanley, Esq.	29 years and 28 days from 12th September 1808
July 22.	The Manor of Hempholme, with the Capital Messuage of the said Manor, and divers Lands and Buildings there	Charlotta Bethell, widow, and Executrix of Wm. Bethell, Esq.	29 years from 10th October 1806



ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£. s. d.	£. s. d.	£. s. d.		£ s. d.	£ s. d.	£ s. d.
66 16 8	58 14 —	— — —	— — — — —	25 — —	3 — —	130 — —
259 — —	241 — —	— — —	— — — — —	115 5 —	40 10 —	300 — —
367 5 —	344 1 9	— — —	{ To maintain the Crown's Title, at the Lessees' Expense, against any Claims which may be made to a right of Free Shackage over the Estate. }	100 — —	20 — —	660 — —
21 — —	21 — —	— — —	— — — — —	— — —	— 10 —	—
378 18 2	381 9 4	— — —	— — — — —	165 — —	56 10 8	700 — —
83 — —	{ 2 — — per Annum, for the first seven years, and 72 7 — for the remainder of the Term. }	— — —	{ Expense of embanking and pre- serving the Lands from the Sea, and of defending the Crown's Title. }	not ascertained.	2 — —	—
81 7 9	73 — —	— — —	— — — — —	} 118 16 {	{ Several Rents amounting to 35 11 — }	388 — —
313 15 4	275 — —	— — —	— — — — —			
465 13 6	471 7 9	— — —	{ £600. to be expended by the Crown in new Buildings to be erected upon the Estate, and £30. in- cluded in the new Rent on that account. }	254 8 —	31 16 —	450 — —
588 13 11	628 2 6	— — —	{ The sum of £1,600 to be laid out by Mrs. Bethell in new Buildings, to be erected upon the Estate, and £240. for new Subdivision Fences, which sums have been allowed to her on a Settlement of Accounts between her and the Crown, and an addition made to the Rent of £5. per Cent. thereon. }	124 7 —	13 11 —	180 — —
8,473 12 4	8,114 7 7	— — —		3,247 8 4	611 17 4½	5,842 19 3



A SCHEDULE of all LEASES of Messuages or Tenements and Curtilages, belonging to The His Majesty's Land Revenue to the Legislature, and the time of making the First Report by the Act of 50 Geo. III. cap. 65 :— Showing, The Dates of the said Leases ; The Premises comprised as returned on oath by the Surveyors employed to survey the same ; The Rents reserved ; The Leases respectively have been made :—And showing also, The annual Value of such parts of the Rents reserved, and Fines paid, for the preceding Leases thereof.—In TWO CLASSES ; viz. Class II. Comprising the Leases of such parts thereof, as had not been before in Lease.

[Note.—IN the Instances distinguished by an Asterisk (\*) in which the former Leases comprised other Rents, and Fines, is inserted in the last

## CLASS I.—Comprising Leases of Messuages or

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
DENBIGH.			
1809. Feb. 4.	The Old Town Hall in Wrexham, and a Building thereto adjoining	John Meller, Esq.	50 years and 7 months, from 5 Sept. 1806.
MIDDLESEX.			
1808. Sept. 14.	A Messuage, on the north side of Piccadilly	Robert Robbins, Esq.	61 years, from 10 Oct. 1801.
Dec. 3.	A Messuage, on the south side of Pall Mall	William Hosier, Esq. (upon trust)	43½ years, from 5 April 1815.
10.	A Messuage, on the east side of St. Alban's-street	Edward Gordon, Esq.	41½ years, from 10 Oct. 1804.
1809. Jan. 14.	A Messuage, on the north side of Crown-street, (formerly Crown-court,) Westminster	Archibald Patterson	56½ years, from 5 April 1809.
May 5.	A Messuage, on the east side of St. Alban's-street	Edw. Brown, Gent.	60½ years, from 5 July 1807.
June 3.	Two Messuages, on the west side of Ayr-street	Joseph Pitts	53 years, from 5 April 1813.
	A Messuage, on the north side of Crown-street, (formerly Crown-court,) Westminster	William Ross, Gent.	56½ years, from 5 April 1809.
	A Messuage, on the west side of St. Alban's street : Also, Another Messuage, on the west side of the said street	Henry Brookes, Gent.	50 years, from 5 April 1817.
July 15.	A Messuage, on the east side of Ayr-street	Thomas Matthews Redaway	41 years, from 5 April 1806.
Aug. 25.	A Messuage, on the west side of Market-street	-	49 years, from 10 Oct. 1800.
	Another Messuage, on the west side of the said street	-	53 years, from 5 April 1813.
	Three Tenements in Black Swan court, on the west side of Market-street	John Beard.	52 years, from 5 April 1807.
	And a Messuage on the south side of Charles-street	-	61 years, from 5 April 1801.
	A Messuage, in Market-street East, fronting St. James's Market	-	46½ years, from 10 Oct. 1819.
Dec. 12.	Two Messuages on the north side of Piccadilly	Richard Spike	55 years, from 10 Oct. 1814.
	A Messuage, on the south side of New-street, Spring Gardens	William Benedict Bourdillon	54 years and 280 days from 5 Jan. 1815.
	A Messuage, on the north side of Pall Mall	Edward Morris, Esq.	41 years and 113 days, from 19 June 1828.
	A Messuage, on the east side of St. Alban's-street	Samuel Moody, Esq.	53 years and 231 days, from 21 February 1816.
	A Messuage, on the west side of Market-street	Charles Reeve	45½ years, from 5 April 1824.
	A Messuage, called the Black Bear Inn, with the Stables, Coach houses, and other Buildings thereto belonging, on the north side of Piccadilly	{ Francis Watkinson, and Joanna } { his Wife }	47 years, from 5 April 1821.
	A piece of Ground, on the west side of Hamilton Place, with a capital Messuage erected on part thereof ; the residue for an ornamental Garden : And, A piece of Ground, on the west side of Hamilton Mews, with a Stable and Coach-house thereon	Richard Buttrey	55½ years, from 5 April 1814.
		Edmund Earl of Cork and Orrery	99 years, from 5 July 1807.



No. 4.

Crown, granted between the time of making the Fourth Report by the late Surveyor General of Commissioners of His Majesty's Woods, Forests, and Land Revenues, appointed by virtue of the therein ; The Names of the Lessees ; The Terms granted ; The annual Value of those Premises, Fines paid ; The Insurances to be made against Fire ;—and upon what other considerations such Premises as had been before in Lease by the last preceding Surveys, or other Accounts ; and the Class I. Comprising the Leases of such parts of the Premises as had been before in Lease :—

Houses and Grounds besides those comprised in the new Leases, a proportionable part of the former Values, Three Columns of this Schedule.

Tenements, which had been before in Lease.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
25 — —	16 13 6	112 — —	300 — —	The Repairs of the Premises, and the use of the said Hall, as heretofore, when wanted for holding the Assizes ; or for other public purposes of the County }	8 — —	4 — —	—
40 — —	23 4 6	226 — —	600 — —	£ 150. Repairs - - -	24 — —	1 5 —	26 — —
160 — —	98 19 —	487 — —	2,000 — —	150. Repairs - - -	120 — —	9 — —	300 — —
65 — —	38 17 6	130 — —	800 — —	100. Repairs - - -	48 — —	6 — —	80 — —
70 — —	41 6 —	359 — —	800 — —	150. Repairs - - -	*58 — —	5 — —	28 — —
25 — —	13 11 —	129 — —	400 — —	80. Repairs - - -	18 — —	2 5 —	20 — —
90 — —	53 15 6	389 — —	1,800 — —	280. Repairs - - -	50 — —	5 12 6	230 — —
63 — —	37 12 —	335 — —	900 — —	100. Repairs - - -	*46 8 —	4 — —	22 8 —
- - -	16 18 —	- - -	500 — —	- - -	15 — —	2 5 —	40 — —
60 — —	- - -	145 — —	- - -	300. Repairs. - - -	16 — —	2 5 —	151 — —
- - -	16 16 —	- - -	400 — —	- - -	*20 — —	2 10 —	65 — —
40 — —	23 14 —	120 — —	700 — —	- - -	58 — —	5 — —	80 — —
45 — —	27 11 —	- - -	1,000 — —	200 Repairs - - -	33 — —	4 2 6	35 — —
42 — —	25 18 6	- - -	800 — —	150. Repairs - - -	- - -	- - -	- - -
27 — —	16 13 6	1,011 — —	600 — —	120. Repairs - - -	23 — —	1 13 —	45 — —
110 — —	67 17 —	- - -	1,500 — —	- - -	170 — —	21 5 —	200 — —
42 — —	25 — —	174 — —	700 — —	- - -	*23 11 3	2 14 —	9 16 4
97 10 —	59 9 —	407 — —	1,300 — —	£ 50. Repairs on one of the said Messuages - - -	56 — —	3 — —	140 — —
105 — —	64 15 6	217 — —	1,500 — —	200. Repairs - - -	*68 — —	11 2 4	51 — —
126 — —	78 7 6	504 — —	1,600 — —	- - -	130 — —	5 — —	10 — —
38 — —	21 12 6	91 — —	700 — —	250. Repairs - - -	32 — —	3 2 6	20 — —
50 — —	29 5 6	133 — —	800 — —	60. Repairs - - -	*36 7 10	4 11 —	27 16 7
108 — —	66 13 —	475 — —	1,500 — —	250. Repairs - - -	50 — —	5 — —	45 — —
280 — —	A Pepper-corn for the first 2 years ; and afterwards, (including an equivalent for the Land Tax redeemed) -	- - -	5,000 — —	The Expenses of erecting the said Messuage, and other Buildings - }	*55 — —	— — 6	3 3 —



## CLASS I.—Comprising Leases of Messuages or

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1810.	MIDDLESEX—continued.		
Jan. 6.	A piece of Ground, on the north side of Piccadilly, and west side of Hamilton Place, with a capital Messuage erected thereon : And, A piece of Ground, on the east side of Hamilton Mews, with a Coach-house and a Stable thereon - - - }	The Right Honourable Archibald Montgomerie, commonly called Lord Montgomerie - - -	99 years, from 5 July 1807.
	A Messuage, on the south side of Jermyn-street - - -	Robert King, Gent. - - -	41 years, from 5 April 1816
30.	A piece of Ground, on the west side of Hamilton Place, with a capital Messuage erected on part thereof; the residue for an ornamental Garden : And, A piece of Ground, on the west side of Hamilton Mews, with a Coach-house and a Stable thereon - - - }	Richard Earl of Lucan - - -	99 years, from 5 July 1807.
23.	A piece of Ground, whereon a capital Messuage and Coach-house and Stable Offices are to be erected, situate near the Royal Hospital at Chelsea - - - }	James Willoughby Gordon, Esq. - - -	80 years, from 5 Jan. 1810.
February 24.	A piece of Ground, on the west side of Hamilton Place, with a capital Messuage erected thereon : And, A piece of Ground, on the east side of Hamilton Mews, with a Coach-house and Stable thereon - - - }	Beeston Long, Esq. and the Right Hon. Charles Long, Executors of Sam. Long, Esq. deceased - - -	99 years, from 5 July 1807.
March 3.	Four Messuages (heretofore three) on the north side of Piccadilly - - - - - }	Robert Garfin, Esq. - - -	41 years and 278 days, from 5 January 1829.
	A Messuage, called the Thatched House Tavern, on the west side of St. James's-street, with six low Shops in front thereof : Seven Messuages behind the same, on the south side of Thatched House Court : A Parcel of Ground, on the same side of the said Court : One Messuage, on the north side of the said Court : And two Messuages, on the south side of Little St. James's-street - - - - - }	Miss Maria Deborah Grosvenor, Major-General Thomas Grosvenor, and the Rev. Robert Grosvenor - - -	45 years and 226 days, from 26 Feb. 1822.
	A Messuage, on the east side of St. James's-street - - -	{ Robert Herries and Thomas Harvie Farquhar, Bankers - - -	31½ years, from 5 April 1832.
10.	A Messuage, on the west side of St. Alban's-street - - -	William Humby - - -	53 years and 340 days, from 4 November 1815.
	Three Messuages, on the south side of Piccadilly, and west side of Eagle street : - - -	- - - - -	51 years, from 10 Oct. 1833.
	A certain Building, behind one of the last mentioned Messuages, in Piccadilly, used as part of a Distil-House - - - - -	- - - - -	71 years, from 10 Oct. 1813.
	A Messuage, on the north side of Jermyn-street, and a Warehouse on the west side of Eagle-street - - -	Samuel Rickards. - - -	83 years and 304 days, from 10 Dec. 1800.
	Two Messuages, on the east side of Darby-court, converted into a Store-room to Mr. Rickards's Distillery - - - - - }	- - - - -	69½ years, from 5 April 1815.



Tenements, which had been before in Lease—*continued*.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
318 — —	A Pepper-corn for the first 2 years; and 114 0 6 afterwards, (including an equi- valent for the Land Tax redeemed) -	- - -	7,000 — —	The Expenses of erecting the said Messuage, and other Buildings }	*62 18 6	— — 5	3 15 3
42 — —	24 17 6	157 — —	700 — —	£150. Repairs - - -	18 — —	2 5 —	120 — —
280 — —	A Pepper-corn for the first 2 years; and 147 16 6 afterwards, (including an equi- valent for the Land Tax redeemed) -	- - -	5,000 — —	The Expenses of erecting the said Messuage, and other Buildings }	*55 — —	— — 6	3 3 —
55 — —	A Pepper-corn for the first year; and 52 14 — afterwards	- - -	3,000 — —	£3,500. to be expended in erecting the said Messuage, (ex- clusively of the said Coach and Stable Offices) - - -	*21 15 10	3 3 3	7 5 3
272 — —	A Pepper-corn for the first 2 years; and 118 12 — afterwards, (including an equi- valent for the Land Tax redeemed) -	- - -	5,000 — —	The Expenses of erecting the said Messuage, and other Buildings }	*53 16 6	— — 5	3 4 5
261 — —	163 4 —	555 — —	4,100 — —	£270. Repairs - - -	110 — —	13 15 —	80 — —
735 — —	468 15 —	2,143 — —	9,800 — —	£365. Repairs - - -	Part of a very large Estate, granted 3d April, 6th William and Mary (1694), to Trustees, for the Family of Sir William Pulteney*, at a Rent of £12. 16s. 10d. and for a Fine of £2,498. 6s.—The pro- portions of which Rent and Fine, applica- ble to these parcels of the Estate, cannot be ascertained.—The yearly value of the Estate does not appear.		
300 — —	139 — — until the 10th Oct. 1847; and 111 12 — afterwards -	- - -	5,000 — —	The Expenses of rebuilding the said Messuage - - -	67 — —	8 15 —	90 — —
40 — —	23 — —	151 — —	700 — —	- - -	15 — —	2 5 —	15 — —
163 — —	101 7 —	- - -	2,500 — —	£550. Repairs - - -	*170 — —	11 17 6 for two of the said Mes- suages; and 9 7 6 for the other of the said Messuages -	85 — —
15 — —	9 6 6	- - -	- - -	- - -	2 — —	— 3 5	10 8 —
72 — — until 10th Oct. 1814; and afterwards a Ground- rent of £.25. 3.	44 14 6 until the 10th Oct. 1844; and 25 3 — afterwards -	764 — —	2,000 — —	£3,000. expended in new Buildings	*33 — —	3 15 —	12 9 —
30 — — until 10th Oct. 1844; and afterwards a Ground- rent of £6. 10.	18 11 6 until the 10th Oct. 1844; and 6 10 — afterwards -	- - -	600 — —	£700. Repairs - - -	*20 13 4	1 4 —	19 6 3

\* Infra.



## Class I.—Comprising Leases of Messuages or

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1810.	MIDDLESEX—continued.		
April 14.	Four Messuages, on the north side of Castle-street -	John Font, Gent. - -	47 years and 32 days, from 4 March 1817.
19.	A Messuage and other Buildings and Ground, in Privy Garden, Whitehall - - - -	{ Henry Duke of Buccleuch, and Henry Hoyle Oddie, Esq. -	62 years, from 5 Jan. 1806.
	A Messuage, on the east side of Whitehall Court -	{ The Right Hon. Lady Louisa Augusta Conolly, widow, and others, (Executors of the Right Hon. Thos. Conolly, deceased) -	56 years and 62 days, from 9th Aug. 1814.
May 12.	A Messuage, on the north side of Pall-Mall - -	Dame Esther Wray, Widow -	53 years and 351 days, from 24th October 1816.
	A Messuage, on the north side of Pall-Mall - -	Thomas Watfon, Merchant -	58 years, from 5th April 1812.
	A Messuage, on the east side of St. Alban's-street -	The Rev. Pakington George Tomkyns, L. L. D. - -	70 years, from 13th September 1816.
June 2.	A Messuage called the St. James's Hotel (formerly two Messuages on the south side of Jermyn-street) with a Stable and other Buildings behind the same - -	{ Mary Hitchcock, Widow, and Thomas Chapman) Executors of Richard Hitchcock); and Hannah Stewart, Widow, and the said Thomas Chapman, (Executors of James Stewart) - -	46 years, from 5th April 1822.
	A Piece of Ground, with Stables, Coach-houses, and other Buildings thereon, on the west side of Swallow-street - - - -	Thomas Lord Dundas - -	61 years and 303 days, from 11th Dec. 1808.
	A Piece of Ground, on the north side of Piccadilly, near the west side of Hamilton Place, with a capital Messuage erected thereon: And, A Piece of Ground, on the east side of Hamilton Mews, with a Coach-House and Stable Offices thereon -	The Honourable Peter Robert Drummond Burrell - -	99 years, from 5th July 1807.
4.	Three Messuages on the north side of Orange-street, St. James's - - - -	Joseph Cole - - -	47 years and 227 days, from 25th Feb. 1822.
9.	A Messuage, on the north side of New-street, Spring Gardens - - - -	William Croke, Gent. - -	42 years and 290 days, from 19th June 1828.
	A Messuage, on the east side of Swallow-street, at the corner of the said street and Orange-street - -	Dixon Strachan - - -	48 years and 227 days, from 25th February 1822.
	Three Messuages in Orange-street, and one Messuage in Swallow street - - - -	George Trossell - - -	48 years and 39 days, from 25th Feb. 1822.
Aug. 11.	A Messuage (formerly two Messuages) on the west side of Saint Alban's Street - - -	Humphrey Howorth, Esq. - {	Part for 2½ years, from 5th April 1818; and the whole for 47½ years, from 10th Oct. 1820.
24.	Nine Messuages, in Mary le bone-street, Francis street and Brewer-street - - -	James West, and H. C. Litchfield, Esq. Executors of Sir Elijah Impey, Knight, deceased -	52 years and 225 days, from 27th Feb. 1815.
	One Messuage, on the north-side of Piccadilly - - -		
	One Messuage, on the east side of Swallow-street: And, One Messuage, on the west side of Air street - -		
	Two Messuages, on the east side of Vine-street, Saint James's - - - -	{ Eliz. Mary Hodgson, Georgiana Grace Hodgson, and Sarah Hodgson, Spinsters, at the nomination of George Hodgson, Gent. -	57 years, from 5th April 1813.



Tenements, which had been before in Lease—*continued.*

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
98 — —	58 — —	298 — —	2,400 — —	£ 520. Repairs - - -	42 0 0	{ 3 15 0 2 12 6 }	{ 130 — —
596 8 8	{ 75 16 — until the 5th Jan. 1818; and 592 6 — afterwards. }	- - -	6,000 — —	The costs and charges of erecting the said Messuage, Buildings, and Fences, on the Premises; and of embanking certain Grounds, parcel thereof, from the Thames; and the surrender of the existing Lease - - - - -	300 0 0	28 10 0	200 — —
					- - -	1 0 0	—
					60 0 0	10 0 0	140 — —
					*18 0 0	6 0 0	—
165 — —	102 14 6	759 — —	2,000 — —	£ 500. Repairs - - -	150 0 0	{ 3 6 8 0 3 4 }	{ 15 — —
225 — —	140 15 6	927 — —	3,000 — —	300. Repairs - - -	96 — —	4 10 —	6 — —
75 — —	45 18 6	373 — —	1,000 — —	400. Repairs - - -	35 — —	4 7 6	45 — —
20 10 —	{ A Pepper Corn for the first year; and 28 10 6 afterwards. }	- - -	900 — —	£ 200. to be expended in re- building the said Messuage - -	20 — —	2 17 6	45 — —
240 — —	157 11 6	670 — —	4,000 — —	£ 400. Repairs - - -	*240 — —	30 — —	153 12 —
126 — —	78 1 —	742 — —	1,500 — —	250. Repairs - - -	35 — —	4 10 —	60 — —
330 — —	{ A Pepper Corn for the first 2 years; and 123 3 6 afterwards, (including an Equi- valent for the Land Tax redeemed.) }	- - -	6,000 — —	The Expenses of erecting the said Messuage, and other Buildings }	65 6 —	— — 6	3 18 —
66 0 0	40 2 6	188 — —	1,500 — —	£ 120. Repairs - - -	{ Part of certain Premises granted, 17th March 1692, to Lewis Madwell, Gent. for 99 years, from 14th February 1722, at a Rent of 13s. 4d. without Fine.		
95 — —	58 9 —	211 — —	1,000 — —	250. Repairs - - -	*63 6 9	10 7 9	47 15 9
45 — —	26 17 —	133 — —	700 — —	60. Repairs - - -	{ Parts of certain Premises granted, 17th March 1692, to Lewis Madwell, Gent. for 99 years, from 14th Feb. 1722, at a Rent of 13s. 4d. without Fine.		
95 10 —	59 18 6	289 — —	1,800 — —	190. Repairs - - -			
115 — —	{ 35 3 — until 10th Oct. 1820; and 70 5 6 afterwards. }	352 — —	1,800 — —	200. Repairs - - -	22 — —	2 14 —	120 — —
					50 — —	6 5 —	25 — —
429 — —	268 13 —	1,647 — —	7,300 — —	700. Repairs - - -	227 — —	{ 8 15 — 3 5 — 3 5 — }	1,500 — —
84 — —	51 12 —	398 — —	1,500 — —	200. Repairs - - -	50 —	5 12 6	230 — —



Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX—continued.		
1810. Aug. 25.	A capital Messuage, with Coach houses, Stables and other Offices, on the east side of the Street called Whitehall, and extending into Whitehall Court and Scotland Yard :	- - - -	- - - -
	Also,	The Right Honourable Robert Lord Carrington	56 years, from 5 April 1807.
	A parcel of Ground, on the north side of Whitehall Court aforesaid (whereon stood a House, some time since fallen down) to be used as a Curtilage to the said capital Messuage	- - - -	- - - -
	Two Messuages, with Garden and Pleasure Ground, in Privy Garden :	- - - -	99 years, from 5 July 1805.
	Also,	Richard Henry Alexander Bennet, Esq.	
	A small piece of Ground, in front of the said Premises in Privy Garden :	- - - -	From the 5th April 1808, during his Majesty's pleasure.
	And, Another piece of Ground, on the north side of the said Premises	- - - -	
Sept. 29.	Two Messuages, on the west side of Swallow-street	Charles Pattison	61 years and 115 days, from 11th Dec. 1808.
	A Messuage, on the north side of New-street, Spring Garden	William Gilpin, Esq.	61 years and 290 days, from 19 June 1828.
	Two Messuages (formerly One Messuage) on the south side of Great Ryder-street, and east side of Bury-street	George Goodwin and John Jones, Trustees for Louisa Ann Burfill, Widow	53 years and 274 days, from 5 July 1816.
	A piece of Ground, on the north side of Piccadilly, near the west side of Hamilton Place, with a capital Messuage erected thereon :		
	And, A piece of Ground, on the east side of Hamilton Mews, with a Coach-house and Stable thereon	Sir Nathaniel Holland, Bart.	99 years, from 5 July 1807.
Oct. 10.	A piece of Ground, with two Messuages thereon, in Whitehall Court, on the east side of the passage from thence to Scotland Yard :		
	And, A slip of Ground, on the east side of the said Premises	Dame Anne Louisa Stuart, Widow	26 years and 226 days, from 26 Feb. 1817.
26.	The Capital Messuage, called Godolphin House, and Garden, inclosed with a brick wall, situate on the north side of St James's Park, near the Stable Yard, within St. James's Palace—(vide Class II.)	His Royal Highness Frederick Duke of York	98 years and 222 days, from 26 Aug. 1807.
31. 1811. March 30.	A Messuage, on the south side of Norris-street	William Noden, Gent.	56 years, from 10 Oct. 1814.
	A Messuage, on the east side of Bury-street	- - - -	- - - -
	A Messuage, on the south side of Piccadilly	- - - -	- - - -
	Two Messuages, on the east side of Eagle-street	Barnabas Blake	57½ years, from 5 April 1813.
	And, One Messuage, on the south side of Jernyn street	- - - -	- - - -
	A Messuage in Spring Garden	Palcoe Grenfell, Esq.	42 years and 226 days, from 26 Feb. 1828.



Tenements, which had been before in Lease—*continued*.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
700 — —	45 6 8 until 5 April 1829; and for the half year ending 10 Oct. 1829, 30 18 9 and 276 — — afterwards	— — —	12,000 — —	The Costs and Charges of erecting and finishing the said Messuage and other Buildings; and the surrender of the existing lease	*500 — —	54 18 3	164 15 —
76 9 —	76 9 —	— — —	— — —	— — —	100 — —	{ 26 — — — 10 — — }	30 — —
460 — —	A Pepper Corn for the first year and half; and 169 18 — afterwards (including an equivalent for the Land Tax redeemed) —	— — —	5,000 — —	The Expenses of erecting the said Messuages and Fences	*140 2 —	27 4 10	84 1 2
— — —	— 5 — 30 — —	— — —	— — —	— — —	— — —	— — —	— — —
71 — —	45 12 —	433 — —	900 — —	£.105. Repairs — —	20 — —	2 10 —	20 — —
160 — —	80 11 6 until 5 April 1850; and 99 11 6 afterwards —	308 — —	1,800 — —	— — —	*89 17 2	14 14 9	67 16 —
76 — —	46 10 6	303 — —	1,400 — —	— — —	*30 — —	4 2 6	90 — —
335 — —	A Pepper Corn for the first 2 years; and 125 16 6 afterwards, (including an equivalent for the Land Tax redeemed) —	— — —	6,000 — —	The Expenses of erecting the said Messuage and other Buildings	*66 5 9	— — 6	3 19 4
102 10 — until 10 Oct. 1827; and £.150. from thenceforth.	65 2 6 until 10 Oct. 1827; and 91 16 — afterwards; and 1 — — for the slip of Ground, until 26 Feb. 1817.	364 — —	3,000 — —	The Expenses incurred in Improvements and Repairs on the Premises	60 — — 1 — —	10 — — 1 — —	50 — — — — —
500 — —	495 9 6	— — —	5,000 — —	— — —	350 — —	{ — 10 — — — 6 8 }	100 — —
45 — —	26 18 —	197 — —	800 — —	£.100. Repairs — —	*42 10 10	4 17 6	17 14 6
84 — —	— — —	— — —	1,500 — —	120. Repairs — —	*30 — —	2 10 —	10 9 9
70 — —	— — —	— — —	1,000 — —	200. Repairs — —	*53 8 1	3 — 3	24 19 1
38 — —	152 18 —	1,211 — —	600 — —	190. Repairs — —			
52 10 —	— — —	— — —	900 — —	50. Repairs — —	*30 — —	2 2 —	10 9 2
170 — —	93 6 — until 1 th Oct. 1849; and 105 19 — afterwards.	345 — —	2,000 — —	Considerable recent Improvements in the Premises	*60 12 4	9 18 10	45 14 2



## Class I.—Comprising Leases of Messuages or

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1811. April 1.	MIDDLESEX—continued. A Messuage on the south side of Piccadilly - - - A Messuage, on the south side of Jermyn-street, and east side of Bury-street, (being the corner house) - A Messuage, on the east side of Duke-street, St. James's A Messuage, on the west side of that street - - - Two other Messuages, on the west side of that street - And, Two Messuages, on the west side of Great Swallow-street - - - - -	- - - - - - - - - - John Gregory, Esq. - - - - - - - - - - - - - - -	50 years and 343 days, from 27th April 1808. 44 years, from 5 April 1815. 31½ years, from 5 April 1802. 51 years, from 5 April 1803. 61 years, from 5 April 1798. 56 years from 5 April 1803.
May 17.	A Garden or parcel of Ground at Hampton - - -	John Dowdeswell, Esq and others (Trustees of David Garrick, Esq. deceased) - - -	30 years and 354 days from 21st Oct. 1803.
June 24.	The White Bear Inn, and six Messuages, on the south side of Piccadilly - - - A Messuage, on the south side of Piccadilly; - - - And, Two other Messuages, on the south side of Piccadilly - A Messuage, on the south side of New-street, Spring Garden - - - - -	Richard Moseley, and Thomas Walker, (Devisees named in the Will of Thomas Hawkes, deceased) - - - - - Grace Hames, widow, and the Rev. George Garrard Hayter, (in trust) - - - - - John Proctor Anderdon, Esq. -	51 years, from 10 Oct. 1819. 51 years, from 10 Oct. 1816. 46 years and 300 days, from 14th Dec. 1820. 43 years and 113 days, from 19th June 1828.
Sept. 10.	A Messuage, on the south side of Pall-Mall - - - A Messuage, on the south side of Pall-Mall - - - A Messuage, on the east side of St. James's Market - A Messuage, on the east side of Spring Garden Terrace  A Messuage, on the north side of New-street, Spring Garden - - - - -	Pascoe Grenfell, Esq. - - - Robert Ladbroke, Esq. - - - William Thomas Hollier - Claudius Stephen Hunter, Esq. -  Edmund Antrobus, Esq. - - -	45 years and 71 days, from 24th Jan. 1827. 42 years, from 5 April 1830. 56½ years, from 10 Oct. 1814. 43 years, from 5 April 1828.  Part thereof for 38 days, from 26 Feb. 1828; and the whole for 43½ years, from 5 April 1828.
Nov. 7.	A piece of Ground, on the south side of Pall-Mall, with an old Messuage thereon - - -  A piece of Ground, on the east side of St. James's Park, adjoining to a House in Duke-street, Westminster, with a Bow Window; and other Buildings erected on part thereof - - - - -	Ann Elizabeth Wagner, George Henry Malcolm Wagner, and William Mitchell, Esquires; Devisees and Executors of Melchior Henry Wagner, deceased -  The Right Honourable Sir Archibald Macdonald, Knight - - -	72 years, from 5 April 1835.  52 years and 108 days, from 18th Dec. 1819.
30.	A piece of Ground, on the south side of High Holborn, and west side of Little Queen-street, whereon are standing four Messuages, and a Building used as a Distillery - - - - -	Edward Christian, and William Lewis, Distillers - - -	46 years, from 5 April 1826.



Tenements, which had been before in Lease—*continued*.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
63 — —	39 2 —	- - -	900 — —	£ 120. Repairs - -	15 — —	2 10 —	15 — —
60 — —	37 4 —	- - -	800 — —	150. Repairs - -	31 15 —	3 3 6	77 13 8
42 — —	25 19 6	2,650 — —	600 — —	400. Repairs - -	*16 17 6	2 16 3	13 2 6
50 — —	31 — —	- - -	800 — —	130. Repairs - -	20 — —	2 10 —	15 — —
107 10 —	66 15 —	- - -	1,600 — —	270. Repairs - -	*55 — —	6 17 6	55 — —
46 — —	28 11 6	- - -	1,000 — —	170. Repairs - -	28 — —	2 5 —	40 — —
40 — —	34 3 —	- - -	- - -	- - -	9 — —	1 3 4	30 — —
350 — —	219 13 6	1,237 — —	4,400 — —	630. Repairs - -	218 — —	27 5 —	250 — —
130 — —	81 5 —	- - -	1,600 — —	- - -	26 — —	2 10 —	90 — —
250 — —	113 7 6	888 — —	3,100 — —	{ The Costs and Charges of rebuilding one of these two Messuages - - }	{ 54 — — }	{ 3 7 6 3 7 6 }	{ 25 — — }
135 — —	83 16 —	311 — —	1,700 — —	- - -	*69 9 8	11 7 11	52 8 6
400 — —	251 9 6	1,035 — —	7,000 — —	- - -	160 — —	20 — —	80 — —
235 — —	146 18 6	507 — —	2,500 — —	£ 400. Repairs - -	100 — —	12 10 —	110 — —
40 — —	23 14 —	179 — —	700 — —	50. Repairs - -	*25 19 3	2 19 6	10 16 4
135 — —	83 16 —	306 — —	1,500 — —	150. Repairs - -	*54 7 10	8 18 5	41 — 10
140 — —	{ 4 10 6 from 26th Feb. 1828, until the 5 April 1828; and £87. afterwards. }	327 — —	1,800 — —	- - -	*64 9 7	10 11 6	48 13 —
77 15 —	{ 8 11 8 from 5th April 1810, until 5th April 1835, in respect of Land Tax redeemed; and 86 6 8 afterwards, (including an equivalent for the Land Tax) }	- - -	2,500 — —	{ £4,000. to be expended in erecting a substantial Messuage on the said Ground - }	150 — —	18 15 —	120 — —
20 5 —	16 7 —	- - -	- - -	{ The Costs and Charges in- curred in erecting the said Bow Window, and other Buildings - }	*10 5 —	2 3 10	14 — —
236 — —	147 8 6	634 — —	3,600 — —	£ 810. Repairs - -	*122 13 4	15 6 8	183 6 3



## Class I.—Comprising Leases of Messuages or

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX—continued.		
1812. March 5.	A piece of Ground, on the south side of Piccadilly -	John Mackay - - -	71 years, from 5th April 1834.
	Another piece of Ground, on the south side of Piccadilly	The said John Mackay - -	71 years, from 5th April 1834.
	One other piece of Ground, on the south side of Piccadilly	The said John Mackay - -	71 years, from 5th April 1834.
	A Messuage, on the north side of Downing-street -	Daniel Dulany, Esq. - -	<div> <div>From 16 Feb. 1820 (if the said Daniel Dulany shall be then living) for 20 years, if he shall so long live.</div> </div>
7.	A Messuage, on the east side of St. James's Market -	Henry Wells - - -	
	A Messuage, on the south side of New-street, Spring Garden	John Smith, Esq. - -	44½ years, from 5th April 1828.
	A Messuage, on the south side of Jermyn street -	William Newton - -	29½ years, from 5th Jan. 1813.
31.	A piece of Ground, on the north side of Hollen-street, Soho, on which was standing a Messuage a short time since greatly damaged by fire -	Elizabeth Torrane, Widow -	39 years and 227 days, from 25th Feb. 1822.
April 10.	A Messuage on the south side of New-street, Spring Garden - - - - -	Frederick Booth, Esq. - -	43 years and 113 days, from 19th June 1828.
16.	Two Messuages, on the south side of Marybone-street -	Hugh Beavan - - -	19½ years, from 10th Oct. 1809.
1810.	SURREY.		
June 2.	A Messuage, on the west side of Palace Green, otherwise Richmond Green - - - - -	Hannah Alexander, Spinster -	40 years, from 5th July 1808.



Tenements, which had been before in Lease—*continued*.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£. s. d.	£. s. d.	£. s. d.	£. s. d.		£. s. d.	£. s. d.	£. s. d.
-	11 8 9 from the date of the Lease, until 5th April 1834, in respect of the Land Tax redeemed; and 110 3 6 (including the Land Tax) afterwards -	-	Such sums as shall be equal to two-thirds of the Cost of the new Buildings, being at the least 2,000 — —	£.3,000. to be expended in erecting a Messuage, and other Buildings - - -	-	-	-
350 14 —	11 12 7 from the date of the Lease, until 5th April 1834, in respect of the Land Tax redeemed; and 112 — — (including Land Tax) afterwards -	-	Ditto 2,700 — —	£.4,000. to be expended in erecting three Messuages -	350 14 —	40 6 — from 5th July 1806, up to the 5th April 1834, in re- spect of the Land Tax of the Premises redeemed by the Crown; and 388 3 6 (including the aforegoing Rent) from 5th April 1834 -	No Fine.
-	17 4 8 from the date of the Lease, until 5th April 1834, in respect of the Land Tax redeemed; and 166 — — (including Land Tax) afterwards -	-	Ditto 4,000 — —	£.6,000. to be expended in erect- ing two Messuages, and a Building for a Museum:—And the surrender of the Lease, granted to the said John Mackay 9th June 1806, of the whole of the Ground comprised in the above three new Leases; which Lease contained a Covenant on the Lessee's part, for the expen- diture of £.13,000. in erecting six Messuages, and other Buildings on the premises - - -	-	-	-
126 — —	119 14 —	-	1,600 — —	- - - -	*48 — —	6 — —	21 7 2
42 — —	25 — —	188 — —	700 — —	£50. Repairs - - -	*23 11 3	2 14 —	9 16 4
180 — —	112 6 —	445 — —	2,500 — —	250. Repairs - - -	*76 19 1	12 12 5	58 — 1½
42 — —	24 13 —	169 — —	700 — —	100. Repairs - - -	*23 10 8	2 15 —	86 19 6
32 — —	29 7 6	-	600 — —	{ The re-instatement of the said Messuage at the Lessee's expense }	Part of the same Estate, ( <i>vide</i> page* 47.) which was granted 3d April, 6th William and Mary, to Trustees for the Family of Sir William Pulteney. The proportions of Rent, and other particulars, cannot be ascertained.		
115 — —	71 2 6	264 — —	1,500 — —	- - - -	*65 3 10	10 13 10	49 3 9
100 — —	91 7 —	-	1,600 — —	{ Power to resume the Premises } at any time - - -	54 — —	3 — —	30 — —
48 — —	32 — —	285 — —	1,000 — —	£.150. Repairs - - -	27 5 6	5 9 —	180 — —
13,607 14 8	8,500 5 2	28,787 — —	210,900 —		6,715 1 8	1,065 4 10	7,226 13 11½



## CLASS II.—COMPRISING LEASES OF MESSUAGES

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	KENT.		
1810. May 31.	A narrow slip of Ground, part of Greenwich Park, for an addition to the Pleasure Ground of his Dwelling-house at Blackheath - - - }	The Right Hon. George Fulke, Lord Lyttelton - - -	57 years and a quarter, from 5 July 1806.
	MIDDLESEX.		
1809. Sept. 18.	A piece of Ground, parcel of Hampton Common, on the north side of, and adjoining to, His Majesty's private River running from Longford to Hampton Court Palace, and Bushy Park; for the purpose of erecting thereon a Water Corn-Mill, for the accommodation of the Inhabitants of Hampton Parish: - - - And, One other piece of Ground, also parcel of Hampton Common, on the south side of the said River, and opposite to the piece above mentioned - - - }	Allen Ansfcombe, Miller - - -	61 years, from 10 Oct. 1808.
1810. January 6.	A Messuage on Fish-street Hill, in the City of London (escheated to His Majesty) - - - }	John Noble - - -	31 years, from 21 April 1808.
March 3.	A Messuage, on the south side of Hampton Court Green, heretofore belonging to His Majesty's Master-Gardener at Hampton Court - - - }	Thomas Graham, Esq. - - -	23 years, from 1 April 1808.
Oct. 26.	A piece of Ground, on the east Side of the Green Park, for an ornamental Garden to his House, called Godolphin House, near the Stable Yard, St. James's with liberty to erect a Bow-window thereon to the said Messuage ( <i>vide</i> Class I. page 50) - - - }	His Royal Highness Frederick Duke of York - - -	95 years and 177 days, from 10 October 1810.
1812. April 6.	A piece of Ground, on the north side of Hampton Court Green (being the site of the old Barracks lately standing there) for a Garden or Pleasure Ground to the Lessee's Dwelling-house - - - }	Henry Trail, Esq. - - -	31 years, from 5 April 1812.



OR TENEMENTS, WHICH HAD NOT BEEN BEFORE IN LEASE.

Annual Value per Surveys on Oath.	Rents reserved in Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other CONSIDERATIONS for LEASES.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	
9 18 —	Rent for the first quarter of a year, one Pepper Corn; and 9 18 — afterwards.	—	—	
20 — — for thirty-one years, and after- wards 30 — — for the remain- der of the said Term.	One Pepper Corn for the first year, and thenceforth 16 14 — for the succeeding thirty-one years; and 26 14 — for the residue of the Term.	—	800 — —	{ £.1,200. to be expended in raising the new Buildings; and the Premises to be subject to resumption by the Crown, at any time, on making satis- faction to the Lessee.
70 — —	23 6 8	- -	800 — —	£.300. Repairs; and Reward for the discovery of His Majesty's Title.
16 — —	11 4 —	- -	300 — —	£.120. Repairs.
73 19 3	73 19 3 and 6 17 6 from the time of erecting the said Bow-window.	- -	- -	Expense of inclosing the Ground with Iron Rails, &c.
21 — —	21 — —	- -	- -	{ To inclose the Ground in a proper manner, at his own expense; and power of resumption by the Crown.
220 17 3	172 19 5	- -	1,900 — —	



A SCHEDULE of LANDED ESTATES and MINES, directed, by Warrants of the Right Honourable which Leases are not yet completed:—Shewing, the annual Value of the Premises, as certified by to be reserved, and Fines to be paid for such Leases; and other Considerations for granting the before in Lease, by the last preceding Surveys or other Accounts, and the Rents reserved, and Fines

Class I. Comprising such Parts of the Premises as have been before in

CLASS I.—COMPRISING MESSUAGES OR TENEMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
BERKS.		
The Site of the Castle of Wallingford, in the County of Berks, parcel of the Honor of Ewelme, in the County of Oxford, with divers Cottages and Parcels of Land in Wallingford and Ewelme; and also the Warren of Ewelme; the Site or Mansion House of the Manor of Ewelme; together with a Fishery in the River Thames, at Wallingford, and divers other Lands and Tenements therewith occupied and enjoyed	William Bullock, Esquire, Committee of Robert Hucks, Esq. a Lunatic	30 years and an half, from Lady-day 1806
CHESHIRE.		
The Hundred of Bucklow; with the Courts and Privileges thereto belonging	Wilbraham Egerton, Esq.	30 years and an half from Lady-day, 1811
CUMBERLAND.		
The Site of the late Monastery or Priory of Lanercost; with divers Messuages and Lands thereto belonging	Fredrick Earl of Carlisle	30 years and 255 days, from 28 January 1807
DORSET.		
The Demesne Lands of the Manor of Portland, with the Quarries, King's Pier, Cranes, Roads, &c. thereto appertaining	Mrs. Martha Steward, and Gabriel Tucker Steward, Esq. (in Trust)	31 years from Michaelmas 1805 (subject to a Clause for resuming the whole or any part of the Premises at the Pleasure of the Crown)
HUNTINGDON.		
The Manor of Staughton Magna, with the Site and Demesne Lands thereto belonging	George Parker, Esq.	For his own Life and that of Diana Elizabeth his Wife
LINCOLN.		
The Manor of Epworth cum Westwood and Haxey, and divers Lands in Epworth, Belton, Oulton, and Haxey	Alexander Johnston, Esq. at the Nomination of Henry Frederick Lord Carteret	29 years and 56 days from 15 August 1805
The Manor of Lington juxta Horncastle, and divers Lands in Lington, Horncastle, Woodhall, and Thornton	John Bonner, Gent.	31 Years from Michaelmas 1808
LANCASTER.		
The Lordship or Manor of Muchland, and a piece of Woodland called Sea Wood Coppice, Parcel of the Demesnes of the said Manor	Michael Knott, and William Knott, Gentlemen	26 years and an half from Lammas-day 1810
A Farm called Sea Wood Farm, exclusive of the Coppice reserved to be let with the Manor	Isaac Daniels	The like Term
A Farm called Aldingham Farm	John Baldwin, and Thomas Goad, Yeomen	The like Term
A Farm called Aldingham Hall, or the Moat Farm	John and Thomas Coward	The like Term
A Farm called Scales Park Farm	John Hunter	The like Term
A Farm called Gleaston Farm	Thomas Ashburner	The like Term
Deep Meadows and the Crown's Proportion of Cow Park	Leonard Addison and James Jackson	The like Term



No. 5.

the Lords Commissioners of His Majesty's Treasury, to be granted by Leafes from the Crown, but Surveyors upon Oath ; The names of the intended Lessees ; The Terms to be granted ; The Rents same respectively ;—And shewing also, The annual Value of such parts of the Premises as have been paid for the preceding Leafes thereof.—In TWO CLASSES: viz.  
Lease ;—CLASS II. Comprising such Parts thereof, as have not been before in Lease.

WHICH HAVE BEEN BEFORE IN LEASE.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Surveys on Oath	Rents to be reserved in New Leafes.	Fines to be paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leafes.	Fines paid for last Leafes.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
363 — 10	340 — —	- - -	- - -	{ 58 4 — and 57 17 6 }	Several Rents amounting to 29 14 —	220 — — and 220 — —
3 10 —	3 10 —	- - -	- - -	- - -	2 10 —	—
424 1 8½ 136 12 11 (of the Demefne Lands only)	399 7 — 123 8 — in respect of the Demefne Lands from the commencement of the Term, and an additional Rent of £40 from Lady-day 1812, in respect of the Sum of £500. to be paid by the Crown for repairing the Pier.	- - - - - -	- - - A net Rent or Duty of 12d. per Ton for all Stone actually raised from the Premises during the term ; and the expense of keeping the Pier, and all Roads and Works thereto belonging, in good repair (except only with respect to Damages resulting from "the Act of God," to be ascertained by Arbitration).	213 7 — 47 — — (of the Demefne Lands only.)	40 — — 20 — —	300 — — 300 — —
1,104 — —	107 13 —	- - -	The Surrender of his present Lease, in which there are two Lives (Earl Ludlow's and General Ludlow's) in being ; the relinquishing of his Claim to a Sum of £901. 12s 10d. found due to him for Money expended by him, on the Inclosure of the Estate ; and a stipulation that he shall not, on payment of his Rent, have any allowance for Land Tax - - -	498 12 8	61 16 4	820 — —
1,552 8 2	178 17 1 per annum for the first three years and 56 days ; 1,157 10 7 for the fourth year ; and 1,405 1 — for the remainder of the Term.	- - -	Expense of defending the Rights of the Crown, and of an Inclosure of the Commons within the Manor - - -	536 11 2½	178 17 1	2,000 — — being the proportion due for this Estate of £4,000 paid as fine for this Lease, and that of the Manor of Stapleford, County of Essex.
610 19 2	600 — —	- - -	£700. to be expended by the Lessee in Repairs and new Buildings, whereof the sum of £347. is to be allowed to him by the Crown, upon completing the same - - -	283 10 —	35 8 9	500 — —
- - -	224 17 —	- - -	- - -	- - -	- - -	- - -
- - -	116 4 6	- - -	- - -	- - -	- - -	- - -
1,380 7 7¼	216 4 6	- - -	- - -	282 8 3¼	— 10 —	—
- - -	246 4 6	- - -	- - -	- - -	- - -	- - -
- - -	256 4 6	- - -	- - -	- - -	- - -	- - -
- - -	406 4 6	- - -	- - -	- - -	- - -	- - -
- - -	71 4 6	- - -	- - -	- - -	- - -	- - -



## CLASS. I.—COMPRISING MESSUAGES OR TENEMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX.		
A Messuage and divers pieces of Land lying near the Bank of the River Thames, betwixt Kingston Bridge and Hampton Court, containing 11 A. 3 R. 1 P. being part of Hampton Bargeway, with a Toll Gate, Tolls, Duties, and other Profits	The Mayor and Commonalty and Citizens of the City of London - }	30 years and a half from Lady-day 1809 -
NORFOLK.		
The Site of the Manor of West Walton, and divers Lands thereto belonging - - - - }	William Clark, Gentleman -	31 Years from Michaelmas 1808 -
NOTTINGHAM.		
The Manor of Newark and sundry Messuages and Lands thereto belonging - - - - }	Henry Pelham, Duke of Newcastle	30 years and an half from Lady-day 1806
Note.—In this Lease it is proposed to include not only the Lands formerly in Lease to the Duke of Newcastle, but also 23½ Acres of Land within the Manor, formerly let to Thomas Heron, and then valued at £23 per Annum.		
SURREY.		
The Manor of East Moulsey, with divers Lands and Hereditaments thereto belonging - - - - }	Sir Thomas Sutton, Bart. and Sir Benjamin Hotham, Knt. Executors of the late Thomas Sutton, Esq. }	30 years and 131 days from 1st June 1810
YORK.		
The Manor or reputed Manor of Northstead, consisting of divers Farms within the Parish of Scalby, near Scarborough }	Richard Lowndes, Esquire - }	27 years and 342 days from 2 November, 1810 }

## CLASS II.—COMPRISING MESSUAGES OR TENEMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
CARNARVON.		
All Mines and Minerals within certain Tracts of Waste Lands in the Parishes of Clinnog and Dolbenmaen, in the Hundred of Uchgoriai - - - - }	John Jones and others E -	31 years from 10 October 1803 - -



WHICH HAVE BEEN BEFORE IN LEASE—continued.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
210 — —	196 10 —	- - -	{ The Expense of protecting the Fence of Hampton Court Park, adjoining the Premises, by Guard Posts, wherever the said Fence shall become exposed to injury, from whatever cause, during the Term. }	60 — —	7 10 —	140 — —
303 — —	284 6 6	- - -		120 15 6	11 6 8	600 — —
2,292 19 8	2,026 1 —	2,567 — —	- - -	{ 482 11 2½ 28 — — }	{ 38 1 4½ 66 4 4 40 — — 3 5 — }	{ 200 — — 55 — — }
395 — —	371 16 —	- - -	- - -	203 10 1½	18 2 6	450 — —
1,090 12 9	1,000 — —	- - -	- - -	380 7 2	51 7 6¾	350 — —
9,866 12 9¾	8,434 16 6	2,567 — —		3,252 14 8¼	604 13 7¼	6,155 — —

WHICH HAVE NOT BEEN BEFORE IN LEASE.

Annual Value per Surveys on Oath.	Rents to be reserved in Leases.	Other Considerations for Leases.
Not ascertainable	{ £1. and one-tenth part in value of all the Ores, Metals, and Minerals }	



A SCHEDULE of MESSUAGES or TENEMENTS and CURTILAGES, directed, by Warrants of the from the Crown, but which Leases are not yet completed:—Shewing, The annual Value of the to be granted; The Rents to be reserved, and Fines to be paid, for such Leases, The Insurances also, The Annual Value of such parts of the Premises by the last preceding Surveys or other

[Note.—IN the Instances distinguished by an Asterisk(\*) in which the former Leases contained other Valuations, Rents and Fines, is inserted in

ESTATES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
BUCKS.		
A Messuage, called The Christopher, and divers parcels of Land, } situate in Eton - - - - - }	The Provost and Fellows of Eton } College - - - - - }	40 years and 52 days from 19th August } 1809 - - - - - }
ESSEX.		
A Messuage, calld Wallwood House, and about 39 Acres of } Land in Low Layton - - - - - }	Robert Williams, Esq. - - - }	93 years and 171 days from 16th } October 1809 - - - - }
MIDDLESEX.		
Thirteen Messuages in Piccadilly, Darby Court, and Jermyn-street	Sir Henry Tichborne, Baronet -	30 years from 5th April 1815 -
An old Messuage on the East side of Eagle-street, - - - and Two old Messuages on the South side of Piccadilly, and East } side of Eagle Street - - - - - }	{ - - - - - } Ann Pilton, Widow - - - - - } { - - - - - }	{ 9½ years from 5th April 1813 - } And the whole of the Premises for } { 70½ years from the 10th October } 1822 - - - - - }
A Messuage on the South side of Jermyn-street - - -	Joseph Walker - - -	29¾ years from 5th January 1813 -
Two Messuages in Duke Street Westminster - - -	{ Lord Viscount Palmerston, His Ma- jesty's Secretary at War, at the no- mination of the Right Honourable Granville Leveson Gower, commonly called Lord Granville Leveson Gower, lately Secretary at War, in trust for the Use of the Public - - - }	{ 25 years from 5th April 1809 - }
Six Messuages on the North side of Norris-street - - -	{ Thomas Milbourn Banister, gent. (at the nomination of Thomas Banister, Esq.) - - - }	{ 60 years and 97 days from 5th July } 1809 - - - - - }
Ground on the East Side of St. James's Park, adjoining to Houses in Duke street, Westminster, with sundry Rooms and Offices erected on part thereof - - -	General Felix Buckley - - -	61 years from 5th April 1796 -
A Messuage on the South side of New-street, Spring Garden -	Peter William Baker, Esq. - }	43 years and 113 days from 19th } June 1828 - - - - }
A Messuage and Offices in Privy Garden - - -	{ - - - - - } Sir John Thomas Stanley, Bart.	16 years from 2d August 1808 -
A Plot of Ground, part of the Ground on which the last-men- tioned Messuage and Offices stand, for the Site of a Messuage and Offices to be erected thereon - - -	{ - - - - - }	{ 83 years, to commence from the end } of the said 16 years, and making up } therewith 99 years - - - }
Two Messuages, with Buildings behind the same, on the North } side of Piccadilly - - - - - }	Elizabeth Johnstone, Spr. and Mary } Darlot, Widow - - - - }	55 years and 107 days from 19th } December 1815 - - - }
Two Messuages on the West side of Bury-street - - - Two Messuages on the West side of Duke-street - - - and Two Messuages in Duke's-court - - -	{ Charles Vicars Hunter, Esq. and Alexander Lamb, Gentleman, (in trust for James Delaney, Esq. and Elizabeth his Wife) - - - }	59 years from 5th April 1809 -



10. 6.

Right Honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leases  
Premises, as certified by Surveyors upon Oath; The Names of the intended Lessees; The Terms  
made against Fire; and other Considerations for granting the same respectively:—And showing  
Accounts, and the Rents reserved, and Fines paid, for the preceding Leases thereof.

Leases and Grounds besides those comprised in the new Leases, a proportionable part of the former  
the last Three Columns of this Schedule.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
176 — —	104 4 —	893 — —	- - -	£.150. Repairs - -	90 — —	4 5 —	200 — —
107 — —	102 10 —	- - -	- - -	{ £ 4,800. to be expended in building a new House upon the Premises - - }	{ *97 14 —	12 4 3	123 12 —
393 — —	244 3 —	1,152 — —	7,900 — —	£.1,600. Repairs - -	*289 6 8	16 16 —	270 13 4
37 11 6 Annual Value of the Ground, including old Materials.	{ 9 6 — until 10th Oct. 1822, thence a Peppercorn for the next year ending 10th Oct. 1823, and £.35. afterwards. }	{ - - - - - - }	{ - - - 1,000 — — }	{ - - - £.1,500. to be expended before the expiration of one year from 10th October 1823, in erecting one substantial Mes- suage on the Ground occupied by these three Houses - }	{ *4 11 11 24 — — }	{ — 5 3 3 — — }	{ 2 3 — 35 — — }
34 — —	19 12 —	134 — —	500 — —	£.150. Repairs - -	*22 9 4	2 12 6	83 — 6
203 — —	126 9 —	891 — —	2,600 — —	£.800. Repairs - -	*127 12 —	{ 7 — — 4 — — }	{ 61 12 —
182 — —	112 16 —	1,030 — —	3,800 — —	£.950. Repairs - -	170 — —	19 10 —	240 — —
41 10 —	34 13 6	- - -	- - -	- - -	24 12 6	{ 9 12 6 and — 6 8 }	{ 50 — —
170 — —	105 15 6	392 — —	2,000 — —	- - -	*75 19 9	12 9 3	57 6 8
220 — —	{ 220 — — to commence from 10th Oct. 1808. }	{ - - - }	2,500 — —	£.500. Repairs - -	{ *78 11 —	24 16 8	—
Annual Value of the Building Ground, 144 18 — and in payment of the Value of the Materials of the old Buildings, 38 8 6	{ A Peppercorn for the first year and half, and afterwards 183 6 6 }	{ - - - }	{ Two-thirds of the Cost of the new Buildings, being about 5,500 — — }	{ £.3,000. to be expended in erect- ing the new Dwelling-house, with Terrace, and sub-Offices in the East Front - - }			
191 8 6 for the part of the term ending 5th April 1850; 200 10 — afterwards.	{ 119 2 — until 5th April 1850, and 124 17 — afterwards. }	{ 846 — — }	3,000 — —	{ £.300. Repairs, and the Expense of erecting a front Wall and Iron Rails next Swallow-street. when four small old Houses, now standing between these Premises and Swallow-street, shall be taken down for widen- ing that Street - - }	{ *60 10 —	9 12 6	10 — —
189 — —	117 12 —	1,082 — —	3,300 — —	£.550. Repairs - -	*107 11 —	14 10 —	88 7 —



## Schedule of Messuages or Tenements, and Curtilages, directed, by Warrants

ESTATES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX—continued.		
Eleven small Messuages situate on the East side of Market-street, South side of Jermyn-street, and North side of St James's Market	The Right Honourable Reginald Pole Carew (upon Trust for the Rev. Archdeacon Cambridge and Cornelia his Wife)	26½ years from 5th April 1820
A Messuage on the East side of Bury-street	Lieut. General Thomas Davies	61 years from 10th Oct. 1809
One old Messuage and a Stable on the South side of Piccadilly	- - - - -	- - - - -
Also,	William - - - Farmer	80 years from 5th April 1811
One other Messuage on the South side of Piccadilly	- - - - -	- - - - -
and	- - - - -	- - - - -
Two Messuages on the North side of Jermyn-street	- - - - -	- - - - -
Divers Coach-houses and Stables, with Rooms over the same, in Red Lion Yard, near Cockspur-street, Charing Cross	Thomas Valance	56 years and 227 days from 21st Aug. 1815
A Messuage on the North side of New-street, Spring Gardens	James Macdonald, Esq.	Part of the Premises for 38 days, from 26th February 1828, and the whole for 44 years, from 5th April 1828
A Messuage in Market-street St. James's, and a Messuage behind the same in Black Swan Court	Mary Elizabeth Lonsdale, Widow	50 years and half from 5 April 1821
Four Messuages on the South side of Norris-street	Frances Derby,	54 years and half from 10th October 1814
and	and	
One Messuage on the East side of St. James's Market	Caroline Derby, Spinsters	- - - - -
A Capital Messuage with a Garden or Pleasure Ground, Stables and Coach-houses, on the South side of Spring Garden-street; and	- - - - -	- - - - -
One other Messuage adjoining Westwards to the last-mentioned	George Venables, Lord Vernon, and John Earl Mayo (in Trust)	For such reversionary Terms as will extend the subsisting Terms to 61 years from 5th April 1809
Also,	- - - - -	- - - - -
One other Messuage on the South side of Spring Garden-street	- - - - -	- - - - -
and	- - - - -	- - - - -
Three Messuages on Spring Garden Terrace	- - - - -	- - - - -
A Piece of Ground on the East side of Charing Cross Street, with three old Messuages thereon	Thomas Egerton	80 years from 5th April 1808
A Messuage and Garden, with Stables and other Offices, on the North-west side of the Passage from Spring Garden-street into St. James's Park, with a right of way to the said Premises, through Red Lion Stable Yard in Cockspur-street	Earl of Uxbridge, and Edward Boodle, Esq. Trustees named in the Will of Frederick Augustus, late Earl of Berkeley, deceased	To hold the said small Tenement for 6 years and 145 days, from 21st August 1815; and to hold all the Premises for 28 years and 270 days from 13th January 1822
and	- - - - -	- - - - -
A small Tenement in Spring Garden-street at the North-east corner of the said Premises	- - - - -	- - - - -
A Messuage on the South side of Jermyn-street	John Oyston	50 years and a half from 5th April 1822
Three Houses on the South side of Pall Mall	Edw. Cox, Esq. & al.	54 years and 284 days, from 30th Dec. 1817
A Messuage on the East side of Great Tower Hill	Wm. Cooper, Esq. Solicitor to the Customs, in Trust for the Board of Customs	58 years and 262 days from 21st Jan. 1814
A Messuage in Scotland Yard	John Martin, Esq.	13 years and 79 days, from 16th Jan. 1811



# HIS MAJESTY'S WOODS, FORESTS, AND LAND REVENUES.

65

of the Right Honourable the Lords Commissioners of His Majesty's Treasury, &c.—continued.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
414 — —	258 7 —	970 — —	6,300 — —	£620. Repairs — —	300 — —	37 10 —	230 — —
42 — —	25 — —	256 — —	700 — —	£60. Repairs — —	*21 — —	3 5 —	25 — —
34 6 6	A Peppercorn for the first year, and 34 6 6 afterwards	— —	1,200 — —	{ £1,800. to be expended in re- building the said Messuage — —	75 — —	10 — —	50 — —
141 — —		793 — —	2,200 — —		195 — —	7 — —	200 — —
160 — —	99 7 6	752 — —	2,500 — —	£400. Repairs — —	Note.—This value, Rent and Fine, included a 12-stall Stable, &c. now occupied with Warwick House, and a small Tenement directed to be granted to the late Earl of Berkeley's Trustees, to afford a commo- dious access to the Mansion.—See below.		
126 — —	{ 2 14 2 from 26 Feb. 1828 to the 5 April 1828, and 78 1 6 afterwards }	301 — —	1,600 — —	£150. Repairs ] — —			
60 10 —		201 — —	1,200 — —	£200. Repairs — —	*46 10 9	5 16 4	35 11 9
196 10 —	121 19 —	826 — —	2,900 — —	£320. Repairs — —	*160 — —	18 6 8	66 13 4
490 — —	{ 309 4 6 from 20 May 1828 — — }	— —	6,000 — —	£500. Repairs ] — —	— —	— —	— —
135 — —	{ 85 4 — from 26 Feb. 1828 — — }	2,172 — —	1,500 — —	£200. Repairs — —	*243 12 10½	39 19 2	183 16 8
375 — —	{ 236 12 6 from 5 April 1828 — — }	— —	4,500 — —	£550. Repairs — —	— —	— —	— —
102 11 —	{ A Peppercorn for the first year, and afterwards 112 4 — including an equivalent for Land Tax to be redeemed }	— —	3,000 — —	{ £4,000. to be expended in erect- ing two new Houses and other Buildings on the said Ground }	*115 — —	18 15 —	52 14 —
370 — —		980 — —	5,000 — —		*250 — — See Note above.	31 5 —	125 — —
48 — —	{ 25 2 — for the said small Tenement until 13th January 1822, and 212 18 6 afterwards for all the premises }	158 — —	700 — —	£50. Repairs — —	*15 6 8	1 6 3	25 — —
350 — —	219 16 —	1,511 — —	6,000 — —	£1,100. Repairs — —	*180 — —	17 10 —	378 19 —
120 — —	78 7 6	662 — —	2,000 — —	£200. Repairs — —	*44 2 —	5 13 3	127 13 2
55 — —	31 14 —	151 — —	800 — —	— — — —	38 — —	— 10 —	25 — —

## Schedule of Messuages or Tenements, and Curtilages, directed by Warrants of the

ESTATES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>MIDDLESEX—continued.</b>		
Two Messuages on South Side of Marybone-street - -	Alexander Mackenzie - -	21 years and a half from 10th October 1807 - -
One Messuage on South side of New-street, Spring Garden - -	Mrs. Elizabeth Jones - -	39 days from 26th February 1828, for part of the Premises, and 23 years and a half from 5th April 1828 for the whole - -
One Messuage on East side of Swallow-street - -	Directors and Governors of the Charitable Foundation called the School and Chapel in King Street, Golden-square, St. James's - -	87 years and 227 days, from 25th February 1822 - -
Three Messuages on North side Chapel-court, King-street with the Vestry Room, part of the Belfry, and part of the School Room, appertaining to King-street Chapel - -		
and		
A piece of Ground, with a Tenement, Cart House and Stable adjoining to the said Messuage, in Swallow-street - -		
A piece of Ground on the South side of High Holborn, whereon three old House lately stood - -	- - - - -	80 years from 5th April 1807 - -
and		
A piece of Ground on the South side of High Holborn and East end of Broad-street St. Giles's, whereon one old House lately stood - -		
Two pieces of Ground on the South side of High Holborn, and one piece on the East side of Drury-lane, whereon four old Houses lately stood - -	Willm. Cleaver, and Edwd. Cleaver - -	76 years from 5th April 1811 - -
A Messuage on the East side of Drury-lane - -		
Also,		
A piece of Ground on the South side of High Holborn, whereon three old Houses lately stood - -	- - - - -	72 years from the 5th April 1815 - -
and		
A piece of Ground on the East side of Drury-lane, whereon one old House lately stood - -		
A piece of Ground on the South side of Piccadilly, with two Messuages lately erected thereon - -	William Tyler - -	61 years from 5th April 1809 - -
A piece of Ground on the West side of Duke-street, and South side of Jermyn-street, with three old Houses standing thereon - -	John Elliot, Esquire - -	70 years from the 10th October 1811 - -
A Messuage on the East side of Duke-street St. James's - -	William North (in Trust) - -	46 years and a half from 5th April 1824 - -
<b>SURREY.</b>		
A capital Messuage, with Offices and Gardens, near Palace-lane, Richmond - -	- - - - -	25 years and 349 days from 26th October 1834 - -
Also, A Cottage and Garden in Palace-lane aforesaid - -		
and		
A piece of Ground in the Palace Court or Green Court adjoining to the said Cottage and Garden - -	- - - - -	50 years from 10th October 1810 - -
A piece of Ground situated between Palace-lane and the Palace Court or Green Court aforesaid, to be used as a Garden - -		
	Eliza Pedley, Spinster - -	31 years from 10th October 1810 - -



Right Honourable the Lords Commissioners of His Majesty's Treasury, &c.—continued.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£. s. d.	£. s. d.	£. s. d.	£. s. d.		£. s. d.	£. s. d.	£. s. d.
102 — —	93 9 —	- - -	1,800 — —	{ Power to resume the Premises } at any time - - -	60 — —	3 2 6	110 — —
175 — —	108 13 —	333 — —	2,500 — —	- - - - -	*82 7 10	13 10 3	62 3 3½
183 1 6	118 6 6	602 — —	3,550 — —	{ £1,000 to be expended in the } erection of two new Houses } on the said piece of Ground, } and £580 in repairs of the } other Premises - - -	- - -	1 — —	
- - -	A Peppercorn until 10th Octr. 1808, thenceforth 83 1 8 until 5th April 1811, thenceforth 135 11 8 until 10th Octr. 1812, thenceforth 335 — — until 10th Octr. 1816, thenceforth until the end of the Lease 423 12 — and 40 18 — from 5th April 1812, in respect of Land Tax redeemed by the Crown.	- - -	On the Mes- suage in Drury lane £800 and on the new Buildings sums equal to two- thirds of the cost of erecting and finishing the same, being at least £10,000.	£200 in repairs of the Messuage in Drury-lane - - - and £15,000 at the least to be ex- pended in erecting ten new Houses and other Buildings on the said pieces of Ground, setting back the Fronts thereof towards Hol- born, so as to enlarge the width of that Street to 141 feet.	60 — —	7 7 6	40 — —
104 1 —		- - -			25 — —	3 — —	15 — —
- - -		- - -					
183 18 —		- - -					
52 10 —		- - -			100 — —	12 10 —	35 — —
83 3 — N.B. The Ground Rents comprize the value of the Materials of the old Houses.		- - -			38 — —	6 2 6	40 — —
49 13 10	{ A Peppercorn for the first year and 47 1 6 afterwards. }	- - -	1,400 — —	{ £2,000 expended in erecting the } the said Messuages - - -	40 — —	3 15 —	65 — —
57 1 5	{ A Peppercorn for the first year 54 2 6 afterwards. }	- - -	1,400 — —	{ £2,100 to be expended in erecting } new Houses - - -	50 — —	8 2 6	40 — —
50 — —	30 — —	133 — —	700 — —	£60 Repairs - - -	32 — —	4 — —	20 — —
230 — —	{ Ground Rent } 60 — —	- - -	4,000 — —	{ The Expences of erecting the } said capital Messuage, &c. and } of subsequent improvements, } and £650 to be expended in } Repairs - - -	100 — —	{ 20 — — } 10 — — } — 10 — }	58 — —
36 — —	{ A Peppercorn for the first three quarters of a year and 26 — — afterwards. }	176 — —	800 — —	{ £400 Repairs, &c. of the Cot- } tage, and £550 to be ex- } pended in erecting Stables, &c. } on the said Ground - - -	*6 — —	2 — —	3 18 11
- - -	- - -	- - -	- - -	- - -	*25 — —	7 10 —	9 7 6
20 — —	20 — —	- - -	- - -	{ £50 to be expended in erect- } ing a new Division wall and } repair of present Walls; and } the expence of repairing a } Green house in the said Garden }	*15 — —	4 10 —	5 12 6
6,469 17 9	4,405 18 —	17,397 — —	107,150 — —		3,548 16 2½	454 17 3	3,297 3 7½

SCHEDULE of GRANTS in perpetuity of Lands and Rights in

DATES of GRANTS.	LANDS and RIGHTS Sold, and under what ACTS.	TO WHOM GRANTED.
1809. 28 August.	<div>NORTHAMPTON:</div> <div>All the Estate, Right, Title, and Interest, remaining in His Majesty, in and upon the Hayes or Walks of Sulehay Fermes and Shortwood, and Morehay, in the Forest of Rockingham; under an Act passed 36 Geo. III. (1796) to enable His Majesty to grant the same to John Earl of Westmorland, his Heirs and Assigns, in Fee-Simple, upon a full and adequate Consideration to be paid for the same</div>	John Forster and George Frere, Esquires, appointed in that behalf by John Earl of Westmorland

A SCHEDULE of all COPYHOLD or CUSTOMARY TENEMENTS, parcel of or holden of any Manor Revenue, or the Commissioners of His Majesty's Woods, Forests, and Land Revenues, by virtue of "Arden, in the County of Warwick;" And of the Act of the 48 Geo. III. cap. 73. intituled, "of Lancaster;"—Showing, the Dates of the Contracts for such Enfranchisements respectively; Rents issuing thereout; The Term unexpired of the existing Leases of the Manors; and The

DATES of CONTRACTS.	NAMES of ENFRANCHEISEES.	COPYHOLD or CUSTOMARY TENEMENTS.
1812. March 14.	Robert Porter, and William Sutton Porter, Esq <sup>rs</sup> -	<div>SURREY:</div> <div>Manor of Chertsey Beomand. } A Messuage and 40 Acres of Land, with Fines certain, &amp;c.</div>
1803. March 23.	Richard Taylor, Esq. - -	<div>WARWICK:</div> <div>Manor of Hampton in Arden. } A Messuage with Out-Buildings and Lands, containing 16A. 1R. 38P. with the Fines certain, Quit Rents, Heriots and Reliefs, payable for the same - - -</div>
June 25.	John Wedge, Gent. - -	Do. - - A Messuage and Yard-Land, Three customary or quarters of a Yard-Land, and a Messuage with Out-Buildings, and one Yard-Land, and a quarter of a Yard-Land, with divers parcels and Clofes of Land, the whole containing 103A. OR. 36P. with Fines certain, &c. - -
1812. March 2.	Richard Astley, Esq. - -	Do. - - A Messuage with Out-Buildings and Lands, containing 110A. 3R. 24P. with Fines certain, &c. - -
—	Henry Enfor, Farmer - -	Do. - - A Messuage with Out-Buildings and Lands, containing 24A. 3R. 27P. with Fines certain, &c. - -
—	Heneage, Earl of Aylesford - -	Do. - - A Messuage with Out-Buildings and Lands, containing 21A. 1R. 32P. with Fines certain, &c. - -

Amount of Three per Cent. Consolidated with the said Sum of £918. 13. 6.

Amount of Annual Dividend of



No. 7.

espect of Lands ; made under the Authority of Special Acts of Parliament.

Annual Value by the latest Surveys.	CONSIDERATIONS for SALES.			Considerations for preceding Leafes.		
	Annual Rents	PURCHASE MONEY.		Annual Value per preceding Surveys.	Annual Rents.	Fines.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	
952 15 3	- - -	11,881 12 8		7 5 3	2 8 5	—
Exclusive of the alue of Lodges and Timber.		Paid into the Bank of England on the 8th July 1809, whereof the sum of £1,842. 17. 2. was for Interest, computed upon the Prin- cipal Sum of £10,038. 15. 6. at the rate of £5. per Cent. per Annum, from 21st June 1805, when the Terms of Settlement were finally arranged, up to the said day of payment, after deducting the Property Tax from the said Interest.		Exclusive of Lodges and Timber.		

No. 8.

belonging to the Crown, which have been enfranchised by the Surveyor General of His Majesty's Land  
the Act of 45 Geo. III. cap. 97. intituled, " An Act for inclosing Lands in the Parish of Hampton in  
" An Act to improve the Land Revenue of the Crown in England, and also of His Majesty's Duchy  
The Names of the Enfranchisees ; The Copyhold or Customary Tenements Enfranchised ; The Quit  
Confideration Money paid for the Enfranchisement.

Net Quit Rents.	Terms unexpired of Existing Leafes.	Confideration Money.	
£ s. d.	Years.	£ s. d.	
— 6 7	- - -	100 — —	
— 8 —	7	74 — 9	
1 14 10	7	260 2 7	
1 12 —	7	303 12 6	
— 10 —	7	86 7 1	
— 10 —	4	94 10 7	
5 1 5		£ 918 13 6	
Bank Annuities, purchased }		1,543 19 10	
- - - }			
the said Stock	-	£ 46 6 5	

A SCHEDULE of all MANORS, BUILDINGS, LANDS, and other HEREDITAMENTS, belonging to the Crown, Majesty's Woods, Forests, and Land Revenues, by virtue of the Act of the 42d George III. cap. 116. for Revenue;—Showing the Dates of the Contracts for such Sales respectively; The Premises comprised therein; employed to survey the same; The Terms unexpired of the last Leases at the time of Sale; and the Purchases held under Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid.

[Note.—IN those Instances in which the Leases contained other Premises besides a proportionable part of the last Valuation.]

DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.																
1811: December 26th.	<p>BERKS :</p> <p>A piece of Land, containing three Acres, allotted to His Majesty by A&amp;t of 47th Geo. III. intituled " An A&amp;t for inclosing Lands within the Parishes of Shottisbrook and White Waltham, otherwise Waltham Abbots, in the said County of Berks," as being a full Recompense and Compensation for the paramount Forest Rights of the Crown in the Waste Land therein described, freed from all Rights of Common whatsoever</p>	Henry Newell, Gent.																
1811: March 23d	<p>DENBIGH AND FLINT :</p> <p>Two parcels of mountainous Land, allotted to His Majesty as Lord of the Soil under the A&amp;t of 33d George III. intituled " An A&amp;t for dividing, allotting, and inclosing certain Commons and Waste Lands in the Parishes of Llanferres, in the County of Denbigh, and Kilken, in the County of Flint ;" viz.</p> <table><tr><td></td><td>A.</td><td>R.</td><td>P.</td></tr><tr><td>One Allotment in Llanferres Parish, containing</td><td>260.</td><td>0.</td><td>29.</td></tr><tr><td>and,</td><td></td><td></td><td></td></tr><tr><td>Another Allotment in Kilken, containing</td><td>294.</td><td>3.</td><td>29.</td></tr></table> <p>fold by public Auction, free of expense to the Crown : excepting nevertheless out of the sale a space or circuit of Land, containing one Acre round the Site of a Building intended to be erected on the top of the Mountain called Moel Famma, in commemoration of His Majesty having completed the 50th year of His Reign, with a Right of Way thereto, and a Right to take Stone to be used for erecting the said Building</p>		A.	R.	P.	One Allotment in Llanferres Parish, containing	260.	0.	29.	and,				Another Allotment in Kilken, containing	294.	3.	29.	George Lord Kenyon
	A.	R.	P.															
One Allotment in Llanferres Parish, containing	260.	0.	29.															
and,																		
Another Allotment in Kilken, containing	294.	3.	29.															
1811: April 20th.	<p>DEVON :</p> <p>A parcel of Ground, whereon formerly stood Bonville's Almshouses, long since gone to decay, situate at a place called the Combrue, near the South Gate within the City of Exeter</p>	Harry James, Gent.																
1811: April 10th.	<p>ESSEX :</p> <p>The Confirmation (by way of extinguishment in the Soil) of all Rights, Jurisdictions, Privileges and Immunities whatsoever, which His Majesty, His Heirs or Successors, or His or their Wardens or other Deputies, can or may, or otherwise could or might at the time of the date of a Contract of 21st November 1806, made with George Johnstone and James Humphreys, Esqrs (see Surveyor General's Fourth Report, Appendix N<sup>o</sup> 9.) have, claim, exercise or enjoy, upon or over such Parts of the Waste Lands or late Waste Lands of the Manor of Westham, as lie within the limits or Liberties of the Forest of Waltham, in respect of the said Forest, or belonging or incident to the same or any part thereof, so far as such Rights, &amp;c. were not granted and extinguished by the above-mentioned Contract and a preceding Contract for the sale of the said Manor with its Rights, &amp;c.</p>	George Johnstone, and James Humphreys, Esqrs																
1811: October 10th.	<p>MERIONETH :</p> <p>A piece of Marsh Land, containing 30 Acres, allotted to His present Majesty as Lord of the Soil under the A&amp;t of 45th George III. intituled " An A&amp;t for inclosing, embanking, draining, and improving certain Lands in the Township of Faenol, in the Parish of Towyn, in the County of Merioneth," sold by public Auction for £1,200. subject to the deduction of the Expenses of the Survey, Valuation, and Sale thereof, amounting to £25. 17. 2.</p>	Edward Corbet, Esq.																



No. 9.

which have been fold by the Surveyor General of His Majesty's Land Revenue or by the Commissioner of His the Redemption of the Land Tax, or of the Act of the 48th George III. cap. 73. for improving the Land The Names of the Purchasers; The Annual Value of the said Premises, as returned on Oath by the Surveyors Money paid for the Premises :—And also showing, The Annual Value of such Parts of the Premises as had been for the last Leafes thereof.

those which have been fold, and which are distinguished by an Asterisk (\*), Rents, and Fines, is inferted in this Schedule.]

Annual Value, per Surveys on Oath.	Terms unexpired of last Leafes at the Time of Sale.	Purchase Money (befides the Expenses attending the Surveys and Sales).	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leafes.	Fines paid for last Leafes.
£ s. d.	Years.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
6 — —	- - -	205 3 —	—	—	—
63 — —	- - -	1,270 — —	—	—	—
18 10 —	- - -	370 — —	5 — —	2 10 —	—
- - -	- - -	20 — —	—	—	—
15 — —	- - -	1,174 2 10	—	—	—

No. 9.—*continued.*

DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.
1811: October 10th.	<b>SALOP:</b> The Site of the Old Castle of Ludlow, with the Castle Hill, Ditches, Fosses, and Ground thereto belonging, and the Fragments of the said Castle and other Buildings thereon (upon condition that the Purchasers shall maintain the remaining parts of the original Walls, Towers, and Buildings actually forming parts of the Body of the said Old Castle)	Edward Earl of Powis, and John } Probert Esq. (in Trust) - - }
1812: February 28th.	The Moiety of Five Mills at the end of Mill Street, in or near the Town of Ludlow; (the other Moiety whereof belongs to the Corporation of Ludlow)	The Bailiffs, Burgeffes and Common- } alty, of the Town of Ludlow - }
1810: December 17th.	<b>WESTMORLAND:</b> Three-fourth parts of the Lordship and Barony of Kendall; that is to say, one-fourth part thereof called The Marquis Fee otherwise the Marquis Lands, and two fourth parts thereof called the Richmond Fee otherwise the Richmond Lands, with the Rights, Members and Appurtenances thereof	William Earl of Lonsdale - -
1812: January 10th.	<b>WORCESTER:</b> Several pieces of Land allotted to His Majesty, as Lord of the Soil, under the Act of 12 Geo. III. intituled, "An Act " for dividing and inclosing the Commons and Waste " Lands within the Manor and Parish of Kingsnorton, in " the County of Worcester;" Viz.  Two pieces of Land, containing 43 A. 2 R. 28 P. at Norton Hill, in Kingfwood - - - Four pieces of Land, containing 17 A. 0 R. 16 P. at Brick Kiln Field in Kingfwood, and One piece of Land, containing 33 A. 3 R. 3 P. at Norton Hill aforesaid - - - One piece of Land, containing 5 A. 3 R. 10 P. at Northpiece in Kingfwood - - -  Three pieces of Land, containing 11 A. 2 R. 34 P. called West Clofes, with a Coach-house and Hovel at Hollywood in Kingsnorton - - -  Three pieces of Land, containing 7 A. 2 R. 8 P. in West Clofes, at Hollywood in Kingsnorton - - -  Four pieces of Land, containing 11 A. 3 R. 30 P. called Slade Ground Allotments, at Bateman's Green in Kingsnorton - -  Two pieces of Land, containing 2 A. 0 R. 4 P. with a Brick Cottage and Wash-house, at Drake's Cross in Kingsnorton }  Three pieces of Land, containing 8 A. 1 R. 35 P. at Withall Heath in Kingsnorton - - -  One piece of Land, containing 0 A. 2 R. 23 P. at King's Heath, in Kingsnorton - - -  One piece of Land, containing 0 A. 2 R. 12 P. in Bully Lane in Kingsnorton - - -	James Taylor, Esq. - - -  John Nicholls and John Simcox - -  Thomas Welsh and Thomas Mole - -  Thomas Terry and Isaac Terry - -  Stephen Knowles and William Benson Joseph Martin and Thomas Martin - Sarah Payton - - - Joseph Pretty - - -



Annual Value per Surveys on Oath.	Terms unexpired of last Leafes at the Time of Sale.	Purchase Money (besides the Expenses attending the Surveys and Sales.)	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leafes.	Fines paid for last Leafes.
£ s. d.	Years.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
50 — —	- - -	1,560 — —	28 2 —	28 2 —	—
22 10 —	- - -	700 — —	6 13 4	6 13 4	—
450 — —	- - -	14,000 — —	379 8 4 <sup>3</sup> / <sub>4</sub>	{ — 10 — } 1 — —	1,000 — —
- - -	- - -	3,480 — —	Included in the Annual Value of Kingfnorton Manor, inferted in the Schedule of Sales append- ed to the Sur- veyor General's Third Report.	—	—
- - -	- - -	600 — —			
- - -	- - -	300 — —			
193 1 6	- - -	670 — —			
- - -	- - -	130 — —			
- - -	- - -	350 — —			
- - -	- - -	66 — —			
- - -	- - -	60 — —			
£818 1 6	- - -	*24,955 5 10	419 3 8 <sup>3</sup> / <sub>4</sub>	38 15 4	1,000 — —

\* Amount of Three-per-Cent. Stock, purchased with the said Sum of  
£24,955 5. 10. is as follows; Viz.

Three-per-Cent. Consolidated Bank Annuities	-	-	-	£.	s.	d.
Three per-Cent. Reduced Bank Annuities	-	-	-	3,150	6	8
				35.442	4	10
Making a Total of	-	-	-	£38,592	11	6
Amount of Annual Dividend of the said Stock	-	-	-	£ 1,157	15	6

## Appendix, No. 10.

AN ACCOUNT of LAND TAX charged on Estates belonging to the Crown, Redeemed by the Surveyor General of His Majesty's Land Revenue, or the Commissioners of His Majesty's Woods, Forests, and Land Revenues; and of the Three-per-Cent. Bank Annuities transferred to the Commissioners for the Reduction of the National Debt, as the Consideration for such Redemption; from the time of making the Surveyor General's Fourth Report to the Legislature, to the time of making the First Report of the Commissioners.

Dates of Contracts for Redemption.	Land Tax Redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Consols.	Reduced.
	£ s. d.		£ s. d.	£ s. d.
	1,009 10 4 $\frac{1}{4}$	{ Amount of Land Tax redeemed, and of Stock transferred for the same, according to the Accounts comprised in the Appendix to the Surveyor General's Fourth Report - - - }	37,015 13 11	—
		BERKS:		
1810. March 21.	8 — —	Several Parcels of Land in Old Windsor, containing 61 A. 1 R. 8 P. - - -	293 6 8	—
		BUCKS:		
1812. May 2.	11 6 —	A Farm, called Saddocks, in Eton Wick, containing 123 A. 2 R. 1 P. - - -	- - -	414 6 3
		MIDDLESEX:		
1810. May 24.	7 16 —	A Messuage on the South side of Pall-Mall - - -	- - -	286 — —
		NORTHAMPTON:		
1812. May 2.	2 14 11 $\frac{1}{2}$	A Farm and Lands in East Haddon, containing 49 A. OR. 25 P. - - -	- - -	100 14 5
	£ 1,039 7 3 $\frac{3}{4}$		£ 37,309 — 7	801 1 1
Together			-	£ 38,110 1 8



Appendix, No. II.

AN ACCOUNT of all FEE FARM and other Unimproveable RENTS, which have been sold by the Surveyor General of His Majesty's Land Revenue, or by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, from the time of making the said Surveyor General's Fourth Report to the Legislature, to the time of making the First Report of the said Commissioners; and of the Purchase Money paid for the same; and the Amount of the Three per Cent. Consolidated Bank Annuities purchased therewith in the Name of the Lord High Treasurer of England, by virtue of an Act of Parliament, passed the 34th year of His Majesty's Reign, intituled, "An Act for the better management of the Land Revenue of the Crown, and for the Sale of Fee Farm and other Unimproveable Rents;"—and of another Act, passed in the 50th Year of His Majesty's Reign, intituled, "An Act for uniting the Offices of Surveyor General of the Land Revenues of the Crown, and Surveyor General of His Majesty's Woods, Forests, Parks and Chafes."

Dates of Certificates.	Names of Purchasers.	RENTS SOLD.			Land Tax allowed.	Purchase Money.
ENGLAND.						
BEDFORD:						
1809. May 4.	George Antt, Esq. - -	For Lands at Maperihall - - -	£ s. d. 1 11 —	£ s. d. — 6 —	£ s. d. 32 10 —	
1811. April 8.	John Day, Gent. - -	A Tenement in Bedford - - -	— 3 1½	- - -	4 4 6	
BUCKS:						
1811. April 8.	Benjamin Colchester and Peter Ludgate - - - }	Tenement in Aylesbury - - -	— 5 —	- - -	6 15 —	
CAMBRIDGE:						
1809. May 4.	Governors of Christ's Hospital	For a Common Fine at Harlton - -	— 4 —	- - -	5 8 —	
1811. April 8.	John Bradford, Butcher -	For six acres of Land in Bottisham - -	— 1 1½	- - -	1 10 6	
Dec. 12.	Earl of Hardwicke - -	For Lands at Hardwicke - - -	— 3 4	} - - -	13 3 6	
		For a Common Fine at Arrington - -	— 6 8			
—	Rev. George Leonard Jenyns	For one acre of inclosed Land at Bottisham -	— — 9	- - -	1 — 6	
1812. Feb. 20.	- - - Do. - - -	Lands at Bottisham - - -	— — 4	} - - -	7 10 —	
		Tenement there - - -	— 1 1½			
		Lands there - - -	— 1 6			
		Messuage and Tenement there - -	— 2 7			
CORNWALL:						
1811. April 8.	John Mark, Esq. - -	Land in Lifcard - - -	— 3 4	- - -	4 10 —	
DERBY:						
1809. April 29.	Francis Eyre, Esq. - -	For a Mill at Calver in Longstone - -	— 17 9½	— 3 —	19 5 —	
May 1.	The Most Noble William Duke of Devonshire - - - }	For a Mill at Tiddeswell - - -	— 6 —	- - -	8 2 —	
1811. April 27.	William Holland, Esq. -	For the Exchequer Close in Derby - -	— 1 —	- - -	1 7 —	
1812. Feb. 17.	Anthony Lax Maynard, Esq.	Land in Alferton - - -	— — 7½	} - - -	6 14 —	
		Land at Swanwick - - -	— 4 4			
DEVON:						
1811. Dec. 12.	Baldwin Fulford, Esq. -	Fulford Manor - - -	— 6 8	} - - -	14 15 —	
		Lands and Tenements in West Clifford, alias Combe Hall - - -	— 4 6			
1812. March 2.	Robert Fuge, Esq. - -	Lands and Tenements in Compton Gifford -	— 3 3	- - -	4 8 —	
March 17.	James White, Esq. - -	Lands and Tenements in Huish Tremineit -	— 6 6	- - -	8 9 —	
ESSEX:						
1812. May 11.	George Johnstone, and James Humphreys, Esqrs. - }	For divers Lands in Weltham - - -	5 4 2	1 — —	109 8 6	

Dates of Certificates.	Names of Purchasers.	RENTS SOLD.		Land Tax allowed.	Purchase Money.
		HERTFORD:	£ s. d.	£ s. d.	£ s. d.
1810. Nov. 9.	Thomas Kinder, Esq. - -	The Flower de-Luce in Saint Alban's - -	— 8 4½	- - -	10 18 —
	Frances Livesey and Ann Live- sey, Spinners - - }	Townsend Farm in Saint Peter's Ward, in Saint Alban's - - - - -	— 13 4½	- - -	17 8 —
14.	John Pryor, Gent. - -	Part of 7s. 10½d. for divers Lands and Tenements called Temple Lands, in Willyen - -	— 2 —	- - -	2 14 —
1811. May 20.	George Healey, Gent. -	A parcel of Land called Newhill Mead, parcel of the Manor of Newhall, in Watford Parish -	— 1 2	- - -	1 11 6
Nov. 5.	Hon <sup>ble</sup> Thomas Brand -	For the Manor of Codicote - - -	1 2 2	— 4 —	23 12 6
—	Isaac Pigott, Gent. - -	A House in Fishpool Ward, St. Alban's -	— — 8½	- - -	— 19 6
		HEREFORD:			
1812. March 17.	John Freeman, Esq. - -	The Manor of Blackhall, - - £2 13 4			
		Lands and Tenements belonging to the service of St. Nicholas, in Welbly - - - - 4 4 3			
		In both (besides £3. 18. 1. discharged in the year 1662) - - - -	2 19 6	— 11 —	63 1 —
		LINCOLN:			
1812. April 22.	William Henry White, Esq. -	Marth Lands in Moulton - - -	— 7 —	} - - -	31 5 6
		The Rectory and Church of Eaton or Newton -	— 6 8		
		Rents of Affize in Laceby - - -	— 4 6		
		The Rectory of Friskney - - -	— 5 6		
		LONDON:			
1810. Nov. 9.	James Powell, Merchant -	For Tenements against the Pump in Chancery Lane - - - - -	— 1 9	- - -	2 9 6
1811. Nov. 5.	Charles Wright, Merchant -	A Tenement in Grocers Alley (Mr. Duncombe, 'Taylor, Tenant) - - -	— 6 8	- - -	8 13 6
Dec. 12.	Richard Browne, Gent. -	For three Tenements in Rosemary Lane -	— — 8	- - -	— 18 —
		MIDDLESEX:			
1811. April 2.	Thomas Langley, Esq. -	A Farm House and Lands called the Borough Farm, nigh Kingston - - -	— 3 4	- - -	4 10 —
—	Robert Sheddon, Merchant -	Manor of Hardmead, nigh Newport Pagnell -	— 13 4	- - -	17 7 —
		NORTHAMPTON:			
1811. Dec. 12.	Rev. Dr. John Lamb - -	Pension out of Charwelton - - -	— 13 4	— 2 8	13 17 6
21.	Rich. Linnell, Gent. - -	Lands in Litchborow - - -	— 1 7½	- - -	2 4 —
		NOTTINGHAM:			
1812. April 22.	The Duke of Norfolk -	The Fee Farm Rent of the Manor of Worklepe	1 3 8½	— 4 —	25 12 6
		SALOP:			
1809. May 19.	Thomas Blakemore, Gent. -	For a Tenement in Newport - - -	— — 6	- - -	— 13 6
June 1.	Sir Thomas Jones, Bart. -	For Lands in Meranden - - -	— 7 4½	- - -	36 — 6
		For the Grange of Preston Gobald et al -	1 4 4	— 4 —	
23.	Thomas Hazledine, Gent. -	For a Tenement in Newport - - -	— — 4	- - -	— 9 —
		SUFFOLK:			
1809. May 4.	Reverend Robert Rose -	For Lands at Palgrave - - -	— 5 2	- - -	6 19 6
19.	Reverend Charles Cooke -	For Lands at Seamer, in Cosford Hundred -	— 2 2	- - -	2 18 6
1811. April 8.	Trustees or Feoffees of Hadleigh Poor - - - }	Peyton's Land in Whatfield, in Cosford Hundred.	— 6 —	- - -	7 16 —



Dates of Certificates.	Names of Purchasers.	RENTS SOLD.		Land Tax allowed.	Purchase Money.
		SUFFOLK—continued.	£ s. d.	£ s. d.	£ s. d.
	Charles Lincheffer, Farmer -	Aubrey Porter's Farm in Barton, in Thedwaistre Hundred - - - -	— 19 10	- - -	25 16 —
	Philip James Cafe, Esq. -	Tenement and Land at Rougham, in Thedwaistre Hundred - - - -	— — 5	- - -	— 11 6
	The Reverend John Francis Browne Bolun - - }	For Debden Rectory - - -	1 — —	— 4 —	20 16 —
	William Shulldham, Esq. -	Lands at Marlesford - - -	— — 6	- - -	— 13 6
	William Scott, Gent. - -	Land in Beyton, in Thedwaistre Hundred -	— — 2½	- - -	— 6 —
	Ann Hicks, Widow - -	Land in Linsey, in Cosford Hundred - -	— 1 —	- - -	1 7 —
	Joshua Grigby, Esq. - -	Lands at Hedgfett - - - -	— — 3	- - -	— 7 —
	Stephen Vertue, Farmer -	Demefne Lands, part of Layton Manor, at Buxlow - - - -	2 — —	— 8 —	41 12 —
	James Ellis, Farmer - -	Land in Packenham, in Thedwaistre Hundred -	— — 8	- - -	— 18 —
	Mrs. Ann Hubbard - -	Land in Great Welmetham, in Thedwaistre Hundred	— — 1	- - -	— 2 6
	Matthias Kerrison and Roger Hombling, Esqrs. Churchwardens of Saint Trinity in Bungay - - }	A Shop and Almshouse at Bungay Nettleham Meadow there - - -	— 4 — — 1 2	- - - }	6 19 6
	Robert Rushbrooke, Esq. -	For Lands and Tenements in Rushbrooke, in Thedwaistre Hundred - - -	1 4 7	- - -	31 19 6
Dec. 12.	Roger Keddington, Esq. -	Land in Beyton, in Thedwaister Hundred -	— 1 2	- - -	1 11 6
	Rev. Thomas Waddington, D.D.	For Lands at Hedgfett - - -	— — 2	- - -	— 4 6
	Haveningham Churchwardens	For Lands in Haveningham - - -	— — 1	- - -	— 2 6
812. Feb. 20.	William Frewer, Farmer -	Land at Bedfield - - - -	— — 4	} - - -	2 18 6
		Do. - Do. - - - -	— 1 10		
	George Powney, Esq. - -	Milden Hall, in Babergh Hundred - - -	— 3 —	- - -	4 1 —
	Richard Wilton, Esq. - -	Three Acres called Dentford Meadow, in Bilderston	— 15 —	- - -	19 10 —
May 11.	William Purkis, Gent. -	Land in Whithersfield - - -	— — 1	- - -	— 2 6
		SURREY:			
810. Nov. 9.	Effex Henry Bond, Esq. -	For Martin Abbey - - -	— 13 4	— 2 8	13 17 6
		SUSSEX:			
812. Jan. 10.	Richard Haslar, Esq. -	The Fryers House in Chichester - - -	— 2 —	- - -	2 14 —
		WORCESTER:			
811. April 8.	John Williams, Gent. -	Lands in Saint Peter's Parish, in Wych -	— 3 9½	- - -	5 2 6
		YORK:			
811. April 8.	Thomas Courtenay Warner, and Edward Warner, Jun. Esqrs. - - }	For Burn Park - - -	9 10 4	1 18 —	198 1 —
			£ 40 3 10½	5 7 4	910 13 6
		W A L E S.			
		DENBIGH:			
809. May 20.	Robert Middleton Biddulph, Esq.	For the Site of Ruthin Castle - - -	— 10 —	— 2 —	10 8 —
		CARMARTHEN:			
812. March 12.	John Williams Hughes, Esq. -	For a Burgage in St. Mary's Street, formerly in the tenure of Thomas Griffith, Esq. -	1 — —	— 4 — }	26 4 —
		For a Tenement in Glincothie Forest - - -	— 4 —	- - - }	

Dates of Certificates.	Names of Purchasers.	RENTS SOLD.	Land Tax allowed.	Purchase Money.
		GLAMORGAN:	£ s. d.	£ s. d.
1811. May 3.	David Thomas, Esq. - -	Annual Tenths, or a Rent reserved upon the Manor of Colwinston - - -	2 2 4	44 13 -
Dec. 12.	Wriothesley Digby, Esq. -	Annual Tenths, or a Rent reserved on the Grange; and the Chapel of Nath - - -	2 8 11½	53 5 -
		MONTGOMERY:		
1812. March 12.	The Rev. Hugh Owen, Clerk.	For a Mill in Bettws, within the Ringild of Tregannon - - -	- 7 8	9 19 6
		PEMBROKE:		
1809. May 4.	The Rev. John Higgon -	For Lands in the Town of Haverfordwest -	- 13 4	17 7 -
June 23.	Robert Bateman Prust, Esq. -	For a Tenement in Depplemore, called Kethingston -	- 12 -	15 12 -
1811. April 3.	John Grant, Esq. - -	For a Tenement in Goodlake (viz. £1. and 4d. for two Cocks) - - -	1 - 4	21 3 -
		£	8 18 7½	198 13 6

## TOTALS.

	Rents sold.	Land Tax allowed.	Purchase Money.
	£ s. d.	£ s. d.	£ s. d.
In ENGLAND - - - - -	40 3 10½	5 7 4	910 13 6
In WALES - - - - -	8 18 7½	1 6 -	198 13
	£ 49 2 6	6 13 4	1,109 7 -
Land Tax allowed - - - - £	6 13 4		
Net Amount - - - - - £	42 9 2		
Amount of Three-per-Cent. Consolidated Bank Annuities purchased with the said sum of £1,109. 7s. -			1,752 11 10
Annual Amount of Dividend of said Stock - - - - - £			52 11 3



## Appendix, No. 12.

COMMISSIONERS REPORT on PLANS proposed for the Improvement  
of MARYBONE PARK.

No. 12.

MY LORDS,

Office of Woods, &amp;c. 7th August 1811.

ON entering upon the execution of the duties of our Office of Commissioners of His Majesty's Woods, Forests, and Land Revenues, we found that the attention of your Lordships had been frequently called by the late Surveyor General of Crown Lands, Mr. Fordyce, to the circumstances of the extensive and valuable Estate of *Marybone Park*, and that great expectations have been formed of the increased revenue which would arise from that Property at no very distant period, by adopting such Plan for its improvement, as on full consideration, and with the best advice, should be deemed most for the benefit of the Crown.

With this view, Mr. Fordyce, in a Report to your Lordships Board, dated the 27th of June 1793, proposed that he should be authorized to employ a Surveyor to examine the accuracy of a Map of the Estate in his Office, and to add to it a general Sketch of the adjoining Streets, and of such of the surrounding Lands as appeared to be materially connected with the Property; to have such new Map engraved, and to circulate Copies thereof among Architects of eminence, with an offer of a considerable Reward to the Person who should produce such a Plan for an addition to the Town on that Estate, as, after having been laid before His Majesty, and your Lordships, should be adopted.

These several suggestions were approved of, and Mr. Fordyce was authorized by a Letter from Mr. Long, dated the 19th of September following, to cause such Plan to be made; and to offer a Reward, not exceeding £1,000. for the purpose aforesaid.

A new Map of the Ground was accordingly formed and engraved; and Copies of the said Report of Mr. Fordyce (together with Mr. Long's Letter) were annexed to his First Triennial Report to Parliament, and are printed No. 3. A. and B. in the Appendix to that Report.

1st Dec.

1797.

It does not appear that this offer of a Reward was ever published by Advertisement in the Newspapers, or that it was promulgated in form in any other way than by being annexed to such Triennial Report; but, as that Report has now been printed, and in circulation, for above twelve years, and divers Copies of the new Map have been distributed to various Architects, there is no reason to doubt that the matter has been very generally known among persons of that profession throughout the kingdom; yet the only Plans offered during the life of Mr. Fordyce were three, all received by him from Mr. John White, who had a connection with the Estate from the circumstance of his being the Agent of the Duke of Portland in the management of it, under his Grace's Lease; but Mr. White did not, as we understand, profess to offer those Plans as a Candidate for the Premium.

We also find, that Mr Fordyce was about the same time authorized to offer a Reward of £200. to the person who should produce such Plans and Elevations for new Streets and Buildings in Whitehall and Scotland Yard, as should meet the approbation of your Lordships Board; and that a competition for such Reward was proposed to different Architects of eminence: but that only one complete Plan was produced in consequence thereof, and that Plan was considered to be, in a great degree, impracticable in the execution.

We have further learned, that none of the Plans which were given in to the Commissioners for building on the vacant Ground near Westminster Abbey, and the two Houses of Parliament, in consequence of a public competition for Premiums offered by Advertisement, were approved of by the Committee of the Legislature appointed to consider the same; and that recourse has, after all, been had to the Architect or Clerk of the Works employed by the Commissioners for conducting those improvements, to prepare a Plan under their direction.

Indeed, we believe it has been generally found, that Architects of established professional character do not like to bestow their time, and risk their reputation, in competitions of this nature; and if each of a numerous set of Candidates were to have been paid for the Plans which they might submit, whether successful in the competition, or not, this, in the present case, would very probably have been attended with a heavy expense, in addition to that of the Premium for the best.

Under all these circumstances we were induced to think that it would have been unavailable to try any longer the effect of a competition for the Reward in the case of Marybone Park; particularly as the remaining interest in the Lease of the Estate held by the Duke of Portland was to expire in January last, so that it had become necessary that as little further delay as possible



No. 12. possible should take place in ultimately deciding how this Property is to be disposed of. It appeared to us, therefore, upon full consideration of the whole matter, that the most advisable course would be to refer the subject, separately, to each of the two sets of Architects employed under the united Departments, who are persons of experience and eminence in their profession, and are, from their situations, more likely to be well acquainted with the nature of the Ground in question, and to give their attention more fully to all the circumstances connected with it than those who might have been disposed to prepare Plans with no other view than as Competitors for the Premium.

Having come to this determination, of which, on the ground above stated, we trust your Lordships will approve, we communicated to each of those two sets of Architects the Instructions, Copies whereof are hereunto annexed; and in which we directed their attention to those circumstances and advantages belonging to the Estate, which appeared to us most material for their consideration.

In framing those Instructions we certainly felt that it is our first duty to promote the utmost improvement which can be made in the value of the Estates of the Crown placed under our management, and to consider that the reversionary possession of Marybone Park had been long looked forward to as the means of encreasing that Revenue to a very great amount.

It seems clear that this was the general view of his Majesty's Government with respect to that Estate in the year 1793, when the before-mentioned Reward of £1,000. was authorized to be offered; and Mr. Fordyce appears to have acted under that impression in all his subsequent communications to your Lordships Board on the subject, and also in his Reports to Parliament. At the same time it also appears, that it has always been in contemplation to unite with this object of present and growing improvement in point of Revenue, that of a handsome, elegant, and commodious addition to the Metropolis; such as the peculiarly fortunate and beautiful exposure of the ground seems naturally to suggest; and which may, with propriety, be expected on such an appropriation of an Estate belonging to his Majesty.

We can by no means think it advisable that Land of the Crown of the extent of Marybone Park, situated so near the Metropolis, should be dealt with as common Building Ground belonging to Individuals, whose only object generally is that the annual value of such property may be improved to the greatest extent, by covering it with as many Houses as it will admit of; but that the health and general accommodation of His Majesty's Subjects should be a main consideration in the appropriation of such Crown Land; the means of free air, and wholesome and agreeable exercise on foot, on horseback, and in carriages, provided and rendered as convenient and easy as possible; and, consistently with those several purposes, the additional ornament, and even magnificence, of the Capital of a great Empire borne in mind. It will be found that particular attention has been given to all these objects.

The distance, and inconvenient and mean access, from Marybone Park to the Two Houses of Parliament, to Westminster Hall, and to the several Public Offices in and near Whitehall, have always been considered as great drawbacks on the value of that ground for building. It is therefore a most important object to improve that access, and to lessen the time required in going from the one District to the other. The mode of doing this suggested by the late Mr. Fordyce, was to open a communication by means of a broad Street in a direct line from about Charing-Cross to the middle of the Southern Boundary of the Estate: We therefore directed the attention of the Architects to the means of forming such a communication, desiring them to submit such Plan or Plans as should seem to them most eligible and practicable for that purpose, and to accompany the same with Estimates of the expence thereof, in the first instance, and of the manner and time in which that expence might afterwards be made good in whole, or in part.

We also directed them, in pursuance of your Lordships references to us (by Mr. Wharton's Letter, dated 7th September last) of an application from the Board of Ordnance to have a few Acres of that Estate in order to erect a Barrack thereon for a detachment of Artillery; and (by Mr. Harrison's Letter, of the 28th of February following) of a like application from the Commissioners for the Affairs of Barracks, to have a space of about 27 Acres, for the purpose of erecting a Cavalry Barrack, to consider the said applications; and if a compliance therewith should be compatible with the Plans which they meant to propose, to mark on Copies of the engraved Plan the situations in which they would recommend such Buildings to be placed; and upon what terms it would be proper to grant Leases thereof to those respective Boards.

We now lay before your Lordships herewith Plans we have received from Messrs. Leverton and Chawner, and from Mr. Nash; together with the Reports, Calculations, and Estimates, which accompanied the same.

By the Plan and Report of Messrs. Leverton and Chawner, your Lordships will see that for the proposed extension of the Town on the Southern part of Marybone Park, they have suggested the formation of new Streets and Squares of a style and character in some degree similar to the Buildings which have been erected on the lands of the Duke of Portland, Mr. Portman, and others, on the South side of the New Road, within the last 50 years: They are of opinion, that about two-thirds of the Estate might be advantageously disposed of to Builders in this way; and that the remaining third should be let for the purpose of erecting detached Villas, with portions



portions of Land annexed to each, or in the first instance, perhaps, for Garden Ground, Plantations and Paddocks; and they have recommended that the Building Leases should vary from 69 to 61 years, according to the quality of the Houses to be erected, and that the Leases for the purposes of Agriculture should be from 31 to 21 years, or in some cases for perhaps shorter terms.

The Revenue to arise from this appropriation of the Estate is estimated by them at £23,005 per annum (including the sum of £975. as the annual value of the Land which they have proposed for the site of the intended Cavalry Barrack). This would form an addition of £17,819. 13s. 6d. to the present Grass Rents, which amount to £5,185. 6s. 6d.

On the subject of a more easy and direct communication from about Charing-Cross to Marybone Park, Messrs. Leverton and Chawner continue to think a Line which they had submitted to Mr. Fordyce in the year 1808, the most advisable, as being the easiest to be carried into execution from its extent, the quality of the property to be purchased, and the expense to be incurred.

We annex a Copy of the Survey which they made on that occasion, but which applied only to the part between the North end of the Haymarket and Oxford-street. From this Survey it appears, that the value of the Property to be purchased, as computed by them, would amount to £290,000; but that deducting from that sum the value they put upon the Areas to be let for building, and the old Materials to be sold, the actual cost would not exceed £54,000.

The Report of Messrs Leverton and Chawner contains many important and seemingly practicable details, concerning the Restrictions which it will be proper to impose upon Builders, in order to make them adhere to the general outline of the Plan which shall be determined upon; the excavation of the Ground and disposal of the Soil for brick earth; the formation of new Drains and Common Sewers, and the connecting them with the two existing main Sewers called King's Scholars Pond Sewer, and Hartshorne Lane Sewer, which appear to be conveniently situated for that Purpose.

Mr. Nash has individually answered the instructions sent to him and Mr. Morgan; and in his Report, your Lordships will find much acute and ingenious general reasoning, with very striking arguments, for erecting Houses of a more substantial and durable nature in Marybone Park, than those which have been generally built upon the land of Individuals over which the Town has been extended of late years. He then enumerates the causes which in his opinion have occasioned the preference given to Houses in particular situations, and proposes that inducements should be devised which may operate to the same effect in the case of Marybone Park, and has formed his Plans and Report on these grounds; and he has proposed, that Marybone Park should be connected with that part of the Town to which it adjoins by two principal Entrances, the one leading from Portland Place, and the other from Baker-street; and that for the Purpose of disguising the separation which the present straight line of the New Road makes so apparent between Marybone Park and the Streets on the South side of that Road, part of the Field at the end of Portland Place, called Dupper's Field, together with a like extent of ground on the North side of the New Road, should be converted into a large Circus; the intervention of a Plantation within the Area of which, and the continuation of the Street round it, would effectually connect Portland Place with Marybone Park, without the appearance of crossing the New Road, so that the continuity of the Old with the New part of the Town would be preserved. He would carry on those two Streets in the same direction for a considerable length Northwards; and in the Space lying between them, he recommends the formation of a Park, to be laid out and planted in a picturesque manner, and to contain 250 Acres, being considerably more than the extent of Saint James's and the Green Parks added together; and that Houses of a superior class should be built round the external boundary of this Park, and in the centre, which would be on the summit of the highest Ground, a Circus laid out with the fronts of the House to look externally over the Park; and also an interior Circus to front towards an Area of ornamented Ground within it, of the same size with that proposed at the end of Portland Place. The other parts of the Estate he would appropriate to Streets, Squares, Crescents, and Villas, in the manner shewn on his Plan.

Your Lordships will observe Mr. Nash recommends that the intended Park should be embellished with ornamental Water, to be supplied from a Canal which it is, it seems, in contemplation to make from that at Paddington to the Thames below London Bridge, the line of which would pass through a part of this Estate of the Crown. His original Plan was that such intended Canal should be carried through nearly the centre of Marybone Park, in the manner shewn in his Plan marked No. 1.; but it appeared to us, that it might be very objectionable to have all the traffic carried on by this Canal introduced into the interior of the best built and most ornamental part of the Estate, and that none of the precautions suggested by Mr. Nash would be sufficient to remedy that evil\*; and having mentioned this to Mr. Nash, he has submitted the Plan marked No. 2. by which the Canal will be kept near to the external Northern Boundary. According to either Plan, he would have a lateral Cut made from the main Canal to communicate with, and convey the various necessary supplies to, the Markets to be established on the East side of the Crown Property, and adjoining to that of Lord Southampton; such Cut to be terminated with a Basin, where Shops, Wharfs, &c. may be erected.

\* Note—Railways for that purpose, as suggested by Mr. Fordyce in his Fourth Triennial Report to the Legislature, would be still more objectionable.



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Mr. Nash says a Subscription has been entered into for making such main Canal, and that an application is intended to be made to Parliament in the ensuing Session for that Purpose; but we are not yet sufficiently informed of the details of this scheme, or of the probability that it will be executed, to be able to state to your Lordships any further particulars concerning it. If it can be effected, it will undoubtedly add much to the value of the Estate, by furnishing an easy and cheap mode of conveyance for merchandize, and the various articles of domestic consumption, to those who may fix their residence there, and to the whole of the extensive and populous part of the Metropolis in that neighbourhood.

The Revenue to arise from the immediate Ground Rents, according to either of the Plans proposed by Mr. Nash, is estimated by him at £.59,429. per annum (being £.54,243. 13s. 6d. more than the present Gravel Rent, and £.36,424. more than the Estimate of Messrs. Leverton and Chawner), and the annual value of the Property on the expiration of the Building Leases, at £.137,724. In both those valuations, he includes the sum of £1,100. a year as the value of the Ground for the proposed site of the Barrack which, for the reasons stated in his Report, he recommends to be placed on the Northern Boundary fronting towards Hampstead and Highgate, and adjoining the South side of the intended Canal.

We think this site for the new Barracks the best that could be fixed on. It is sufficiently remote from what would be the handsomest and most respectably occupied part, to be unobjectionable in that respect; and the difference to Cavalry and Artillery drawn by Horses between that situation, and any other part, even the most Southerly of the Estate, cannot, we apprehend, be of any material consequence; while, if the projected Canal shall be executed, it will be attended with very great advantage in the carriage of provender and other stores to the new Barracks, and in the removal of manure from thence.

Mr. Nash has also, in consequence of our Instructions on that head, recommended a Line for a new communication between Marybone Park and Westminster, considerably to the West of that formerly and now proposed by Messrs. Leverton and Chawner; which Line, if executed as Mr. Nash has advised, would create an expenditure amounting in the whole to £.399,803. besides the value of the old materials; but he calculates, that the Rents on Leases to be granted by the Crown, which would arise from the sites of the Houses on the Ground to be purchased on each side of this new Street, would yield £.28,734. 10s. per annum, an amount which, being realized, would not only defray the interest on the original expenditure, but also furnish a Sinking Fund for liquidating the Capital.

Your Lordships will observe, that this Plan of Mr. Nash applies to the whole intervening space between Marybone Park and Pall Mall (while that of Messrs. Leverton and Chawner, as before mentioned, only extends from Piccadilly to Oxford-street), and proposes to substitute, as one of the principal Entrances to the Capital, and that which leads to it from the most distant parts of the Island, instead of an approach almost proverbially mean and disagreeable, one of perhaps unexampled beauty and magnificence.

The proportion of Mr. Nash's estimate for that Part of his entire Line to which that of Messrs. Leverton and Chawner extends, is £.190,821. besides the value of the old Materials. The yearly income expected, according to his calculation, to arise from Leases of the new sites on that part is £.14,377. Messrs. Leverton and Chawner's estimate amounts to £.298,000. of which they think only £.234,000. would be reimbursed by the sale of the old materials, and of the Fee-simple (for this enters into their computation) of the sites for new Buildings, leaving an expenditure of £.54,000. for which no return would be made.

For the purpose of draining the proposed new Buildings in Marybone Park, and with a view to lessen the quantity of drainage by the present Sewers which lead from that neighbourhood, and to which they are represented, in certain proceedings of the Commissioners of Sewers, and in a very able and elaborate Report by Mr. Rennie prepared for them (printed copies of which are hereunto annexed), as becoming daily more incompetent, Mr. Nash proposes the formation of a capacious new Sewer, to be carried in the exact line of the new Street, and from thence to the Thames at or near the end of Northumberland-street; the whole expense of which, including a Cut from the old Sewer in Brook-street, to the new Marybone Park Sewer, he estimates at £.120,330.; and he calculates, that a Revenue may be derived from this Sewer by a rate of eight-pence in the pound upon the rents of the Houses to be drained into it, of £.19,105.; and that this new Sewer would besides save £.75,000. which has been estimated to be necessary for improving the old Sewers, some reasonable proportion of which, he thinks, may be expected to be paid by the Commissioners of Sewers, towards defraying the expense of the new Sewer.

Upon the whole, we take the liberty to submit to your Lordships, that the Report and Plan of Mr. Nash appear to us to embrace such a comprehensive, yet, generally speaking, rational and practicable scheme of public improvement, exclusive of the great increase to the Land Revenue, as will call for the mature consideration of His Majesty's Government before any other appropriation of the whole, or any considerable part of the Land of Marybone Park, shall be ultimately resolved on.

We are strongly inclined to think, that the Park which he proposes to form would possess attractions fully sufficient to counterbalance any objections arising from its situation, in respect of distance from the Houses of Parliament, the public Departments of Government, and places of



of fashionable resort, which might still remain even after the new Street should be formed. It would, also, be a most distinguished ornament to the Metropolis, and would contribute to the health of its Inhabitants, by affording easier means of pure air and agreeable exercise than are now to be found, except in the immediate vicinity of the present Royal Parks; and farther, it is worthy of attention, that there would still be an opportunity, by the agistment of Cattle, of furnishing that supply of one of the first necessities of life, Milk, which has hitherto been derived from the Fields in Marybone Park, and which, in case the chief part of the Ground should be applied to any other use, must be brought from a greater distance, and at an increased Expence.

But whatever Plan of improvement shall be ultimately adopted, it seems to be equally the opinion of the several Architects, that it will greatly facilitate and expedite the execution of such improvement immediately to form an external Road, Ride or Drive, round the whole of the Estate, together with one or more cross Divisions or Roads, fenced on each side in such manner as shall be deemed most advisable. The Boundaries of the proposed Park should also be set out, and Plantations made in different parts, of the most approved, fast growing, and ornamental Trees; intermixed with a due proportion of Forest Trees.

The Estimate made by Messrs. Leverton and Chawner, for forming and fencing such external Ride, amounts to £.6,000.; and that for two Cross Divisions, to £.3,900.; together, £.9,900.; the Fence they propose is only of post and rail:—That of Mr. Nash for making those he recommends, for inclosing the Park with close park paling, and for planting it, amounts to £.12,115; but it is to be observed, that his Plan is to make the Rides of the width of fifty feet; and that Messrs. Leverton and Chawner have only calculated on a breadth of Twenty-seven feet, which we do not think would be sufficient.

There is, fortunately, good Gravel on the Estate, and if your Lordships shall be pleased to authorize this very important preliminary step towards the general improvement, we will have the lines of Rides, and the Boundaries of the Park set out; and that work advertised to be let by contract on tenders to be delivered to us.

The present Grass Rent of the Estate for one year, with the value of the Brick Earth to be got from the bed of the new Canal, and on the sites of the intended Buildings, would, we have no doubt, furnish a sufficient Fund for this expenditure; and we trust that your Lordships will not think it unreasonable that those means should be applied to that purpose.

The amount will ultimately be recovered in the shape of additional Rents, or it may be charged in proper proportions, by way of Fine, upon those who take the Leases.

There is now a Right of Way claimed through Marybone Park by the Duke of Portland, to his adjoining Estate and Manor called Barrow Hills; a part of which has been purchased by the Vestry of the Parish of Marybone, for the purpose of converting it into a Burial Ground, and who conceive that, under such purchase, they are entitled to the same right of way with his Grace.—The Vestry are, however, desirous to form a Carriage Road from the New Road to the Burial Ground, and have, by their Memorial to your Lordships, referred to us by Mr. Wharton's letter, dated the 27th ultimo, prayed permission to make such Road of the breadth of fifty feet along the Western boundary of Marybone Park, and have offered, in case they obtain such permission, to give up their claim to a Right of Way, and to form and fence out the new Road at their own expence in such Manner as shall be required.

We understand that his Grace the Duke of Portland, who is one of the Churchwardens, concurs in this proposition, and is ready in like manner to relinquish his claim to such Right of Way, if the Prayer of the Memorial shall be complied with.

We are inclined to think that the sort of compromise, thus proposed, is entitled to your Lordships favourable consideration, as being the easiest means of getting rid of the claim to a Right of Way, whether well founded or not; and as the Line of intended Road to the Burial Ground may be made to correspond with, and form part of, the external Ride or Drive, by which a considerable expence will be saved to the Crown, We think it will be proper that such Road to the Burial Ground should be marked out by some person to be appointed on behalf of the Parish, and that Architect of our Department whose general Plan your Lordships shall think entitled to the preference.

The first Outlay for all the different objects we have mentioned, according to either of the Plans of our Architects, is certainly very considerable; but, on the other hand, besides that it is an Outlay which it is almost certain will be returned with accumulated profit, your Lordships will weigh against it the great importance of those objects; and particularly of the new communication between the Northern and Southern districts of the Metropolis; a communication terminating at that district, for the improvement of which, important, no doubt in itself, but comparatively much less so, a sum exceeding £200,000. has already been expended, and a considerable addition to that sum authorized by the House of Commons in the last Session of Parliament.

We also lay before your Lordships herewith, the Plans before-mentioned, received by Mr. Fordyce from Mr. White, together with a copy of his Letter which accompanied them.

We have thought it unnecessary for the present to enter into many other particulars connected with the subject of the Reports and Plans of the several Architects, the details of which



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will require to be attentively considered and investigated when we shall have been made acquainted with the general views and sentiments your Lordships may entertain on this subject, after giving such weight to the opinions of the Architects, and to the observations we have now taken the liberty to submit thereon, as they shall seem to deserve.

We will hereafter have under our consideration, and submit what shall occur to us concerning the remuneration it may be proper to make to the Architects for their trouble, and the expense they have incurred, in preparing their respective Plans and Reports; and which they have made in consequence of our reference and instructions to them, as our proper professional Advisers in matters of this sort.

We are, my Lords,

Your very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

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## Appendix, No. 12. A.

REPORT of Messrs. LEVERTON and CHAWNER, Architects in the Department of  
Land Revenue; with PLANS for the Improvement of MARYBONE PARK.

MY LORD, AND GENTLEMEN,

HAVING received your directions by Mr. Pillar's Letters of the 8th of October, and 27th of November last, to consider the present state and circumstances of the Crown's Estate, called Mary-le-bone Park, with a view to the most advantageous improvement thereof, chiefly as Building Ground; we have now the honour to submit our Report to you on the several heads of instruction and inquiry contained in the said Letters, accompanied with such observations as have occurred to us to be material to the subject according to the order in which those heads are arranged in the said Letters.

1.—The Estate, being upwards of 540 acres, is so large, it is not to be expected any Individual will come forward to offer himself as Tenant to the Crown of the whole, upon a scheme of extensive improvement; it would be too great an undertaking for any one Person, even of the very first substance, and the progress of the improvement taken up in such a way would be tedious compared with what might be done by several persons, each taking a distinct portion of the Estate; and as we are persuaded the Northern part of the land will rise in value, in proportion to the improvements carried on upon the Southern part, it therefore appears to be eligible for the Crown to treat with several Parties of competent property, and that are disposed to exert themselves upon their Allotments.

The Southern part of the Estate being nearest to the Metropolis, and having a handsome open main Road upon its front, is well adapted for an enlargement of the Town, and is very suitable for building on; and as there are many of the most fashionable Streets which do already abut upon that Road, running from the Town in a Northern direction, a Plan for the intended new Buildings may be so arranged as to continue such as may be most appropriate for opening direct communications to the Northern Part of this Estate.

We think it very probable that the Crown will quickly receive Proposals from Builders for carrying into execution ranges of Buildings upon the Southern part, taking into view the whole extent of the Ground from East to West; but we apprehend *that* style of building will be confined to about two-thirds of the Ground from South to North; the remainder will be better adapted for detached Villas, with a portion of land annexed to each, in the style of Country Houses, and parts may be let, in the first instance, for Gardeners Grounds, Plantations and Paddocks, so nevertheless that the lines of communication, ultimately intended, be provided for, and that the Plots be so adjusted as hereafter to become sites for detached Villas also, according to different degrees of convenience.

The terms of years to be granted in each case will of course be proportionate to the different objects for which the land will be taken and employed. Buildings of the first Class, at suitable Ground Rents, will require 99 years; those of a second Class 80 years, and decreasing to not less than 61 years; while, for purposes of Agriculture, the scale may be decreasing from 31 to 21 years; or even for shorter terms; but it is necessary for the encouragement of building on speculation



speculation to grant the Builders long terms of years, and where building substantially is an object, it is more a matter of importance to them to obtain long Leases. No. 12. A.

In order to subdivide the letting of this extensive Estate, it will be necessary a well-digested Plan should be fixed on, and when such Plan may be sanctioned with approbation, very little, if any departure from it, should be permitted as to its outlines; every Builder will then know what leading Streets and communications he may depend on, besides the immediate Street or place in which his Houses may be situated, and the Crown may then readily treat for the letting of the Ground to be covered with Houses after such Plan, in greater or smaller Allotments, as may be agreeable to the wishes of those applying to build on speculation, or for their own individual accommodation.

2.—Having already pointed out the manner in which we conceive the Estate will be most profitably employed, namely, by building, we proceed to report our opinion of the practicability of those parts intended to be built on being effectually drained, an object of the greatest importance to the Ground Landlord, and the Tenants. We have ascertained, that the Southern and Western parts of the Estate chiefly slope down towards the South, and that there is a main Sewer, called the King's Scholars Pond Sewer, commencing nearly at the Western extremity; and another main Sewer, called the Hartshorne Lane Sewer, commencing near the Eastern extremity of the Southern Boundary; and again, towards the Eastern Boundary of the Estate, in which direction a part of the Ground slopes down, another Sewer commences, which leads on to Battle Bridge, and from thence by Fleet Ditch to the Thames; besides these, there are subordinate Sewers intervening. All these Sewers may be rendered effectual, if care be taken not to sink the basement stories of the Houses too deep, which is an error that has been fallen into on other Estates, and must be especially guarded against in this in the first instance, as no remedy can hereafter be applied. Builders have been led into such mistakes sometimes by an anxiety to reap an early advantage in the Sale of the Soil they discover fit for Brick-making or other purposes.

Common Sewers for the new Buildings should be continued along the centers of Streets upon proper regulations, and may be built by the Builders severally in front of their respective Houses, or by the Crown, upon receiving a compensation in present money, or in annual rent from the Builders. The open Land Drains at the Northern part of the Estate, we apprehend, may be rendered sufficiently effective for that quarter, as we anticipate it will not be immediately employed, otherwise than for Gardeners Grounds and Paddocks, and eventually will be appropriated for detached Villas.

In respect to the Soil for Brick-making, we have caused the Ground over the greater part of this Estate to be bored, and have the satisfaction of being enabled to state, that it generally contains Soil suitable for Bricks to a considerable depth, for which the excavations to be made for Basements, Cellars, and Sewers, may be appropriated; and that there are some extensive beds of Gravel, of good quality. We have hereto annexed a description, referring to the engraved Plan marked C. of the nature of the Soil in different places where we have had the Ground opened.\*

\* *Infra*, p. 92.

Covenants should be made in treating with the Builders, to regulate the depths for their Basements and Cellars; and situations should be decided on for making and burning Bricks, not infringing upon the Act of Parliament respecting the new Road from Paddington to Islington, which we understand contains a Clause forbidding the burning of Bricks within the space of 150 yards of the Road.

We have reason to apprehend there are some parts of the Estate where it may be improper to permit Builders to make excavations for Basements, and that they must build nearly on the surface of the Ground; there is, however, in Lodge Field, which is very high Ground, Brick Earth in very large quantity; the lowering that Hill will tend to the benefit of that part of the Estate materially, and the cubic contents of the Soil which may be dug from thence will compensate for the deficiency of other parts; and it may be proper for us to add, that we are of opinion the Brick Earth and Gravel which may be dug out to carry the plan of improvement into execution, should be considered at the Crown's disposal, clear of the Ground Rents of the different plots.

With regard to Water, we have made inquiries, and are informed that a supply may be had from the Grand Junction Canal, the Company having entered into engagements for the construction of Waterworks upon a very extended scale, pursuant to an Act of Parliament, as appears by a printed paper circulated by that Company, of which we annex a Copy we have obtained.\*

\* *Infra*, p. 93.

In addition to this source, we have been informed there is a capacious Well made on the high Ground called Battle Hill, adjoining to Primrose Hill, adjacent to this Estate, which Well is stated by Mr. White, agent to the Duke of Portland, to be capable of supplying any number of new Houses to be built on this Land with a sufficiency of pure soft Water. We have seen the site of this Well, but the Earth has been covered over it nearly to the surface of the Ground, and we doubt whether the fact of its capacity for what has been calculated upon has been completely ascertained.

The New River Company have made a Reservoir at a considerable elevation, contiguous to the Road leading from Tottenham Court Road towards Hampstead, which we presume will enable



No. 12. A. enable that Company to give a supply of Water from their Works; and we have learnt that the Estate of Mr. Eyre, adjoining Westwards, is supplied from the Chelsea Waterworks. This Water, we imagine, might also be extended over part of the Marybone Estate.

In the Metropolis, Water from the Thames, New River, Chelsea and other Works, is laid into the Houses by the respective Companies at a certain rate per annum, in proportion to the magnitude of the Houses; and we expect the Grand Junction, the New River and the Chelsea Waterworks Companies, will be anxious that they may be allowed to supply the Marybone Estate, or as much of it as they may severally supply efficiently upon moderate terms.

Hard Water will be obtained from Wells to be sunk and Pumps to be put up in public situations, as may be arranged by the Crown with the Builders, where springs may be discovered.

Having attentively considered the circumstances herein-before detailed, and having studied various schemes for the manner of laying out the Marybone Estate for building, reserving a part thereof for a Barrack, according to an outline Plan accompanying your directions to us thereon of the 1st of February last, we humbly submit the Design which accompanies this, marked B. to which, upon the whole, we give the preference; and we have made up an Estimate of the probable Ground Rents which the Crown may derive, by letting out the Ground in small Allotments suitable to the general Class of Builders of the first respectability, and by which means the whole improvement will be most speedily accomplished. We have the honour to subjoin our Estimate to this Report.\*

\* *Infra*, p. 94

3.—We think, however, that if a more direct communication could be made between Oxford-street and Charing Cross, that it would have an influence in the rapidity of letting the Marybone Estate, as it is more than probable many of the Houses may be taken by Members of Parliament, to whom the distance from Westminster would be an essential object, as well as to persons holding Offices under Government, who might wish to place themselves and families in an open airy situation, as contiguous as possible to their respective offices. The inconvenience of the narrowness and circuitry of the present ill-disposed Streets, South of Oxford-street, towards Charing-Cross, is constantly experienced by the Public in stoppages both in carriages and on foot; a great saving both of distance and time would certainly be experienced on the way between Marybone and Westminster, if a straight wide Street, as was heretofore suggested by the late Surveyor General, were to be made; and although we do not think it of importance to decide at present exactly upon what line this new Street should be formed, yet it may be prudent to hold out to the Parties applying for building Ground, that such an improvement of that part of the Town is in contemplation of Government. In reference to making the wide Street above-mentioned, it would be well to have in view for the line of it some present leading avenues; by which means, rather than cutting completely through Buildings, that is to say, Islands of Houses, the line of the wide Street may be continued, and it may not be improper for us to refer to the Line for such Street which we had the honour to suggest and recommend to the late Surveyor General upon a Survey in December 1808, and upon which he commented in his last Parliamentary Report, and which we still consider to be the best line for it, and the most easy to be effected, in point of extent, quality of property, and expense to Government. The improved Ground Rent which might speedily be put up to sale, and the value of the Materials of the old Houses, which would be immediately received, would together reimburse a considerable part of the sum at first to be expended in buying out the different Interests of Landlords and Tenants. The proprietors of Houses in the vicinity of the new Street will naturally feel it to be to their advantage to rebuild where the Houses are found inadequate in class, or in condition for reparation; and those that are found fit to stand will be improved.

4.—We have, in connection with the improvements of Marybone Park, directed our attention to the piece of Ground situate on the South Side of the New Road, opposite the end of Portland Place, called Duppa Field, and have laid it down in our Plans for building; but that in the Plan herewith delivered we think the best adapted to it. We beg leave to observe, that this Plot called Duppa Field contains Gravel of a good quality, as stated in the particulars herein-before referred to respecting the Soil.

5.—In regard to the Improvements which have been recently made by the Dukes of Bedford and Portland, and others, on the North Side of the Town, various ways have been adopted; some of the Proprietors have confined the Builders with whom they have contracted to a certain Plan as to the general distribution of the intended Streets, Squares, &c. without reference to the particular Class of Houses; others have gone further, stipulating the Class of Houses, and the numbers of them; others again have suffered the Builders to whom they have let their Ground to distribute the Streets, and cover the Ground as they have thought proper: But upon the Marybone Park Estate, it being, as it were, a public concern, in which the Inhabitants of the Metropolis will all take an interest, and from its extent affording an opportunity of displaying Architectural Talent, we are of opinion that the Crown should be more tenacious, and make a point that the design of Building should be subject to the approval of its Officers.

The Proprietors of Grounds above alluded to, in order to induce Builders to come forward, have, for the first few years taken only a Peppercorn and in some instances a Grass Rent; their



their ultimate Ground Rent has in few instances, if any, commenced immediately; and if the Ground is let out in large Allotments, it is done upon such terms as will enable the Builders to take an improved Ground Rent to be laid upon their Houses in such proportions as may be most suitable to themselves. No. 12. A.

6.—In respect to the additions made in the City of Edinburgh forty years ago, and at Bath at a more recent period, we have not been able to learn what steps were resorted to; but we cannot omit mentioning, that the new part of the City of Edinburgh, as to the manner of building, is highly worthy of imitation.

7.—We have given our attention to the Works done, and those in contemplation, by Lord Southampton and Mr. Portman; we have had interviews with Lord Southampton's Solicitor, and find that his Lordship's Land from opposite St. James's Chapel up to Britannia-lane, Camden Town, is let on a Building Lease for 99 years from Michaelmas 1809, with a Covenant that the Builder shall erect 500 third-rate Houses, or a lesser number of a superior rate, so as to be of the same value, within 14 years, within which time the full Ground Rent agreed for is to commence; and the Parties are allowed by his Lordship to make Bricks on the Ground.

The quantity of Land in this Building Lease is about 50 Acres. There are no other restrictions with the Builders in respect to covering the Ground that we know of, than those above mentioned, except that six different openings of Streets, some of which are to be 60 feet wide, shall be left against the Eastern boundary of the Marybone Park Estate, to open into the Hampstead Road, between the Southern extremity of the Land let to the Builders, and Britannia-lane; which openings are to be finished towards Marybone Park with Dwarf Walls, and Iron Rails thereon.

We presume it must be equally beneficial for the Crown and Lord Southampton hereafter to do away these intended barriers.

We have made enquiries into the management of Mr. Portman's Estate, which partly environs the Marybone Park Estate on the West; we understand he has let all, or the greatest part of it, to a Builder of the name of Porter, without any restriction in the mode of covering it; and a good deal of the Ground is already covered with new Houses: A row of these new Houses has been built to look upon the Marybone Park Fields, seemingly as if the Builder had anticipated that those Fields would not be built upon; and on a part of the line of Boundary, between Mr. Portman's Ground and the Crown's Estate, a wall has been erected as if to shut the Crown out from making any communications with the Street already formed thereon.

Mr. Eyre's Estate adjoins Mr. Portman's on the North, and also abuts upon Marybone Park on the West. It is believed that he has been disappointed in obtaining a communication with Mr. Portman's Estate, for the Street or Place running in a parallel direction with the Western boundary of Marybone Park on Mr. Portman's Ground, has been closed up at the North end thereof; and it is understood Mr. Eyre has been actually refused the privilege of using it as a Thoroughfare without paying Rent for it.

The Parish of Marybone has lately formed a Burial Ground upon a part of Mr. Eyre's Estate, and expected to have been able to use the communication over Mr. Portman's Ground above alluded to; and we apprehend this way being stopped up is partly the cause of the Vestrymen of that Parish for the privilege of using and improving what they call "an ancient Church Footpath of considerable width, beginning at the North end of Pleasant Row, in the New Road, and extending from thence along the Western boundary of Marybone Park for the length of about 600 yards, as a Carriage Road for the conveyance of Corpses to their new Burial Ground." And we understand that a Claim of a Right of way through Marybone Park is asserted on behalf of his Grace the Duke of Portland, and that there is reason to think his Grace might be inclined to relinquish that Right, if some such Way were to be granted as the Vestrymen now apply for. As, from present appearances, it seems very doubtful that any advantageous negotiation between the Crown and Mr. Portman can take place in respect of deviation from the Boundary line between the Properties, the Houses on that Part of Mr. Portman's Estate having been built to accommodate them to the outline, We think that a Road within the edge of that part of Marybone Park will be necessary, and we recommend its being continued entirely round, as highly advantageous to the Estate; it will be the means of affording direct communications to all the central Streets and Roads, as well as to the adjacent Property where openings are already formed, or may hereafter be formed to abut thereon; and it will also prove a delightful Ride for the immediate Inhabitants of the Estate and to the fashionable Public, vying in some degree with the Rides at present resorted to in Hyde Park; and if such Road was to be forthwith made in a temporary manner, it would conduce to show the Estate to such advantage, as to hasten the Improvements being carried into execution: and it may not be an unfair expectation, that the Parish should contribute towards the expence of the formation of that length of the Road of which they are desirous to derive the benefit, and that the Duke of Portland will, in consequence of this Road being made, resign his Right over other parts of the Estate.

This being as near a Road from the present Church in High-street, and from the intended Chapel on the South side of the New Road, to the new Burial Ground, as can be obtained; and as the Parish may now, or hereafter, be desirous of having a Plot of Ground allotted to them upon the Marybone Park Estate for a new Church, we think we have fixed upon a site in



No. 12. A. in reference to the Plan for Building, where it would be at once ornamental, conveniently situated to the New Road and the new Burial Ground, and at the same time suitably placed in respect to the extent of the Parish itself.

8.—We have replied to this head of inquiry, under the first article of our Report, persuaded that the Northern part of the Estate will be most advantageously disposed of for Villas, having each an Allotment of from two to five, ten, or a greater number of Acres; and if this cannot be effected, then we are of opinion, that

9.—PLANTATIONS may be made upon parts thereof, with Trees best suited to the Soil (of which we do not pretend to be adequate judges); but doubtless these Plantations may be made to be not only ornamental but profitable; Timber Trees would in a few years rise, so as break off the North winds materially, and if a person of rank and fortune should become desirous of erecting a handsome residence on the Northern part of the Estate, at the extremity of one of the chief avenues from South to North, he would be glad to have it backed and sheltered by such Plantations, and to have scope sufficient for laying out suitable Pleasure Grounds and Gardens round his House.

10.—We have, in forming our opinion on the matter before us, perused the suggestions of the late Mr. Fordyce, in his correspondence with the Treasury, and have endeavoured to profit by the comprehensive view he took of the subject. The steps that have already been taken by the Proprietors of the surrounding Lands on the East and West, necessarily confine the improvements we may suggest to the immediate Property of the Crown; but by preserving a Road entire upon the outskirts of the Estate, communications over the Lands may hereafter be made at any parts found desirable by the Crown and the Proprietors thereof, as heretofore alluded to, and we conceive it will no doubt be their mutual interest, eventually, to have such an understanding with each other.

11.—We have also considered the subject of the erection of a Barrack, for which about 27 Acres of Ground is said to be requisite, within the Walls. We have disposed them in our Plan (exactly according to the Outline and Dimensions for them delivered by the Barrack Department,) towards the Western boundary of the Estate, which appears to us upon the whole the best calculated for this purpose, under the impression that Upper Baker-street will in all probability eventually be opened to the Crown Land; and if so, it is the situation of all others the best in reference to their contiguity and easy access to the Park; and that the Land in that quarter will not be so readily disposed of for building, as the land towards the centre of the Estate. But we cannot omit expressing our apprehensions, that if a Military Barrack be erected as proposed, it will have the effect of depreciating the value of the building Ground near it, although for the purpose of direct communications from the proposed Barrack to the Park, we have in our Plan designed the front of it, with its Court Yard, to be towards the East, and opening upon Upper Baker-street, continued; it may, upon the whole, on account of what we have just stated, be more advantageous to the neighbouring building ground to change the aspect, making the outer Boundary Road the line of communication to the Barrack, though it causes a small increase in the distance.

12.—Agreeably to your further directions to us by Mr. Pillar's Letter of the 22d February last, we have considered what annual Rent ought to be paid by the Commissioners of Barracks for a Lease of 99 years, of the Land shewn upon our Plan to be appropriated for the site of the intended Barrack; if it should be deemed advisable that any should be erected on Marybone Park, to consist of  $27\frac{1}{2}$  Acres, according to the Plans transmitted to us with Mr. Pillar's Letter of the 1st of February, calculating the amount of such Rent, with a view to the probable increasing value of the Ground; and we think that, besides the  $27\frac{1}{2}$  Acres requisite within the Boundary Walls of the Barrack, there should be an Allotment for a Belt in front and at the North and South ends, of about 5 Acres more, making in the whole  $32\frac{1}{2}$  Acres, in order to detach the front wall a little from the Road, and to afford Plantations against the Northern and Southern Boundaries, to secure from the Houses that may front thereon the immediate view over the buildings, which we think the Barrack Commissioners should lay out accordingly; and we are of opinion that £9. per acre per annum will be a fair Rent to require for the Ground for the first three years, and £30. per acre per annum for the remainder of the term, taking the probable increasing value of the Ground into our view.\*

13.—We have, agreeably to the further directions of the Board, considered the making immediately a Coach and Horse Road, with a raised Footpath by the side of it, quite round the Estate, which we think should altogether comprise a width of 27 feet, out of which the raised Footpath should be 7 feet; and in respect to the sort of Fence to be made on the sides thereof, we imagine, on the outside next the proposed Belt or Plantation, a Ditch and Bank will be sufficient, and on the inner side (where we recommend the Footpath to be) we advise a common Fence of posts and single rail, by which the Meadows will be protected; and we are of opinion such Road, Footpath and Fence, to be continued entirely round the Estate, will cost about £6,000. using the materials for the Road that may be found upon the Ground, of which we have reason to believe a sufficiency may be procured. Our Estimate of the Cross Road of the same width, with a Footpath in like manner, from West to East, and a post and rail Fence on each side thereof, is £2,200.



The other Cross Road which we are directed to estimate, we have taken upon the line of Upper Harley-street, and we are of opinion such Cross Road, to be formed similar to the above-mentioned, with a Fence on each side, will cost £.1,900. No. 12. A.

14.—In respect to a general Estimate of the manner in which the present Grass Rents amounting to £.5,185. 6s. 6d. may be maintained or increased during the execution of the improvements, we observe, from the Abstract of the Rents, that the sums derived from the Buildings form £.1,357. 17s. of the gross sum; but we presume these Buildings must, in a very short time after the improvements are begun upon, be cleared away. We therefore propose, as the best mode of maintaining and somewhat increasing the present Rents, that a Rent of £.9 per Acre may be laid upon the whole Estate, to commence immediately, being only an increase of £.2. per acre per annum on the present Grass Rents, which, with the present Rentals on the buildings to be received during the time they may with propriety be kept up, and the value of the materials of the same to be received when it is found necessary to clear them away, will not fail to prove at least an equivalent Rental.

15.—We have further to observe, that as we propose the Rent of £.9. per acre to commence immediately, we think that the ultimate Ground Rents for Buildings cannot be expected to take place with the Builders on speculation until the 8th year after the term of the Leases shall be respectively agreed upon.

We were desired to include in our Report any information we might be able to obtain in respect to the Canal, that was suggested some years ago to be carried from that at Paddington to the London Docks; we believe the Scheme has been entirely abandoned. We have endeavoured to get a Plan of what was then intended, which we have not been able to effect; but we understand it was a Scheme that neither the late Surveyor General, Mr. Heaton, or Mr. White, countenanced, according to a Plan and Section they then inspected.

We beg leave in concluding this Report to observe, that we have taken our lines for building over the major part of the Ground at right angles, in preference to disposing them in circular or octangular figures, upon a principle of greater general convenience, and much less expense in erecting, finishing and furnishing; and we conceive that from the arrangement of the Plan, by which a continuation of all the principal Places or Streets on the South side of the Road is preserved, a cheerful and open aspect will be produced through the whole Estate, and that the proposed mode of covering the Ground will be found equal, if not preferable, to any other similar superficies in London or its vicinity already built upon; and is not only calculated to meet the views and taste of those who are most likely to reside upon it, but equally desirable for the health, comfort and convenience, of an extensive Metropolis, and productive of a very large increase of Revenue to Government. We also flatter ourselves, that the importance of these views will be experienced from the incitement they are likely to hold forth to the Public in the disposal of the Ground; and, that by rendering the Plan a popular and general Improvement, a benefit will be bestowed upon the Community.

Thos. Leverton.  
Thos. Chawner.

To the Commissioners of His Majesty's Woods,  
Forests, and Land Revenues,  
4th July 1811.

## ESTIMATE.\*

\* Supra, p. 88.

PLOTS numbered.										GROUND RENTS, per Annum.			
1.	1.	1.	-	-	-	-	-	-	-	£.	954	—	—
2.	2.	-	-	-	-	-	-	-	-		1,274	—	—
3.	3.	-	-	-	-	-	-	-	-		1,170	—	—
4.	4.	-	-	-	-	-	-	-	-		1,170	—	—
5.	-	-	-	-	-	-	-	-	-		674	—	—
6.	-	-	-	-	-	-	-	-	-		456	—	—
7.	7.	-	-	-	-	-	-	-	-		1,564	—	—
8.	8.	-	-	-	-	-	-	-	-		1,437	—	—
9.	9.	9.	9.	-	-	-	-	-	-		918	—	—
10.	10.	-	-	-	-	-	-	-	-		1,555	—	—
11.	11.	-	-	-	-	-	-	-	-		1,415	—	—
12.	-	-	-	-	-	-	-	-	-		804	—	—
13.	-	-	-	-	-	-	-	-	-		593	—	—
14.	-	-	-	-	-	-	-	-	-		50	—	—
15.	-	-	-	-	-	-	-	-	-		704	—	—
16.	-	-	-	-	-	-	-	-	-		598	—	—
17.	-	-	-	-	-	-	-	-	-		592	—	—
18.	18.	-	-	-	-	-	-	-	-		1,260	—	—
19.	19.	-	-	-	-	-	-	-	-		728	—	—
20.	-	-	-	-	-	-	-	-	-		25	—	—
21.	-	-	-	-	-	-	-	-	-		187	—	—
22.	-	-	-	-	-	-	-	-	-		112	—	—



No. 12. A.

ESTIMATE—continued.

PLOTS numbered.										GROUND RENTS, per Annum.
23.	23.	-	-	-	-	-	-	-	-	£. 45 — —
24.	24.	-	-	-	-	-	-	-	-	480 — —
25.	-	-	-	-	-	-	-	-	-	475 — —
26.	26.	-	-	-	-	-	-	-	-	240 — —
27.	-	-	-	-	-	-	-	-	-	262 — —
28.	28.	28.	28.	-	-	-	-	-	-	100 — —
29.	-	-	-	-	-	-	-	-	-	300 — —
30.	-	-	-	-	-	-	-	-	-	300 — —
31.	31.	-	-	-	-	-	-	-	-	220 — —
32.	-	-	-	-	-	-	-	-	-	1,368 — —
Barrack - 33.	-	-	-	-	-	-	-	-	-	975 — —
Total -										£.23,005 — per Annum

The Lessees bearing the Expenses of Paving, Draining, and forming Sewers.

Thos. Leverton.

To the Commissioners of His Majesty's Woods,  
Forests, and Land Revenues.

Thos. Chauner.

4th July 1811.

A DESCRIPTION of the Quality of the SOIL in various Parts of MARYBONE PARK  
AND DUPPA FIELD.

\*Supra, p. 87. The Numbers refer to the corresponding Figures in Red Ink, on the printed Plan marked C\*.

No. 1.	2. 6. of Mould,	then	Strong Brick Earth.
2.	1. 0. of D°	d°	D°
3.	0. 6. of D°	d°	D°
4.	1. 0. of D°	d°	2 feet of mild Brick Earth, then strong D°
5.	1. 0. of D°	d°	3 feet stoney Clay, below D° strong D°
6.	1. 0. of D°	d°	Strong Brick Earth.
7.	1. 0. of D°	d°	D° D°
8.	1. 0. of D°	d°	Mild Brick Earth.
9.	0. 6. of D°	d°	4 feet mild Brick Earth, then strong D°
10.	0. 9. of D°	d°	4 feet D° D° D° D°
11.	3. 0. of D°	d°	Strong Clay, rather stoney.
12.	1. 0. of D°	d°	Strong Brick Earth.
13.	4. 0. of D°	d°	D° D°.
14.	1. 6. of D°	d°	Mild Brick Earth.
15.	1. 0. of D°	d°	Gravel, 3 feet deep below D° Clay.
16.	2. 0. of D°	d°	Stoney Clay.
17.	2. 0. of D°	d°	Mild and good coloured Brick Earth.
18.	2. 0. of D°	d°	D°
19.	4. 6. of D°	d°	Stoney Clay.
20.	1. 0. of D°	d°	D° D°.
21.	1. 0. of D°	d°	D° D°.
22.	3. 0. of D°	d°	Mild Brick Earth.
23.	2. 0. of D°	d°	Gravel.
24.	3. 0. of D°	d°	Mild Brick Earth.
25.	1. 0. of D°	d°	Stoney Clay.
26.	2. 6. of D°	d°	D° D°.
27.	3. 0. of D°	d°	Mild Brick Earth, good coloured.
28.	4. 0. of D°	d°	Good bright-coloured Gravel.
29.	1. 6. of D°	d°	Gravel.
30.	1. 0. of D°	d°	Good bright Gravel.
31.	2. 0. of D°	d°	D° D°.
32.	4. 0. of D°	d°	Good bright Gravel.
33.	2. 0. of D°	d°	Mild Brick Earth.
34.	2. 0. of D°	d°	Gravel.
35.	1. 0. of D°	d°	Mild Brick Earth, then Gravel.
36.	1. 0. of D°	d°	Gravel.
37.	1. 0. of D°	d°	D°.
38.			D°.
39.			D°.
40.			D°.
41.	2. 0. of D°	d°	Mild Brick Earth, then stoney D°.
42.	1. 0. of D°	d°	Mild D°.
43.	1. 6. of D°	d°	Stoney Clay.

23<sup>d</sup> March 1811.

T. L.  
T. C.



Paper intituled "GRAND JUNCTION CANAL WATER WORKS,"  
above referred to, p. 87.

No. 12. A.

BY an Act of 38 George III. cap. 33. the Grand Junction Canal Company are empowered to make Water-works to supply the Parish of Paddington, and Parishes and Streets adjacent with water, and at various times since that year have endeavoured to carry those powers into effect; but in consequence of the unprecedented and unforeseen expenses attending the completion of the Canal and its Appendages, the Funds raised by the Proprietors were inadequate.

The period is arrived when the public benefits contemplated by the Legislature can be secured; and in order to facilitate the attainment of them, an Agreement has been entered into between the Grand Junction Canal Company, and certain Individuals, who have subscribed the Money wanted for the purpose, whereby the powers vested in the Company are proposed to be leased to the Subscribers under such regulations as will insure to the Public advantages which they could not otherwise have obtained.

The Works which are now carrying on by the authority of the Grand Junction Canal Company, and under the direction of Mr. Rennie the Engineer, are in great forwardness; the Inhabitants of the different Parishes and Streets will therefore in a very short time be supplied with an abundance of pure and excellent soft water.

This the Subscribers are enabled to do at a comparatively small expense, from the height of their Ground, and its proximity to the Parishes and Streets to be served. From these peculiar advantages, the Inhabitants will with the greatest ease be supplied with Water in the upper stories of their Houses, or other Buildings.

The Grand Main (30 inches in diameter) part of which is now ready for laying down, will convey a body of Water unequalled in the Metropolis, and afford immense advantages in cases of Fire to all the Districts through which the pipes will pass.

The Water will be taken very considerably above all the Wharfs at Paddington; it has been analyzed by Mr. Accum, and Mr. Aikin, who have declared it to be most excellent for all domestic purposes; to be also lighter, and contain less foreign matter, than the Thames Water.

The Grand Junction Water-works Subscribers do not apply to Parliament for any new Powers: they only seek a confirmation of their Agreement with the Grand Junction Canal Company.

It is lastly to be observed, that as the Powers for carrying on these Works are already in existence, and are now acting upon, no injury whatever can be sustained by any other Company from the sanction of Parliament to this measure.

SIR,\*

\* Supra, p. 12.

IN reply to your inquiry of us, on the subject of Increase of Rental for the Pasture Lands at Marybone, suggested by us in our Report, we have to inform you, that we adverted to the Abstract of the Rental which took place at Michaelmas 1804, now nearly seven years ago; and we reflected that since that period a vast quantity of Land, theretofore employed as Pasture Land, had been taken up for building on, and that a very large extent was at the instant marked out for the same purpose. We remark the Estates of the Duke of Bedford, Lord Southampton, The Foundling Hospital, The Skinners Company, Mr. Eyre, Mr. Portman, Lord Grosvenor, The Bishop of London, and Lord Cadogan; that in proportion to the difficulty of obtaining Land at the outskirts of the Town for Pasture, convertible into Building Ground, such as may still be employed as Pasture, Land would be the more eagerly sought for, and higher Rents obtained; and independently, that Property of all descriptions had risen materially in value; and we were led from these circumstances to conclude that £ 9. per Acre, as an average Rent, might at this time be readily procured, more especially as we have been credibly informed that Pasture Land, more remotely situate, has been let at a similar rate.

We are, Sir,

August 1<sup>st</sup> 1811.

Your obedient Servants,

Thos Leverton.

Thos Chawner.

Ja<sup>s</sup> Pillar, Esq.



SIR,

IN obedience to your directions, we have surveyed certain Ground and Buildings situate between the North end of the Haymarket and the South side of Oxford Street, nearly in the course of Great Windmill-street, Little Windmill-street, Cambridge-street, and Poland-street, communicating with Oxford-street, a little to the Eastward of the Pantheon; and extending in a straight line a parallel breadth of about 210 feet averagely, with a view of opening a broad Street (not less than 70 feet in breadth) from the Haymarket into Oxford Street, and of building suitable new Houses on both sides of such new Street, with Ground Plots about 70 feet in depth, whereby a handsome communication would be made from Westminster Bridge to the northern extremity of the Town, in the direction of Marybone Park. We have estimated the sum we should consider requisite for the purchase of the said Ground and Buildings to make way for this improvement, which amounts to about £290,000. We have also considered the value of the Materials of the Houses and other Buildings which must be pulled down, and the value of the Fee Simple of the Ground, when vacant, for building upon, with Frontages to the proposed new Street; and are of opinion, the Materials and Ground together would produce about £236,000. leaving a deficit of only about £54,000. to accomplish this very desirable object, not only for the public convenience, but also for improving the value of that very extensive Estate belonging to the Crown, called Marybone Park, of which there are but a few years to come of the existing Lease, and where it may be expected very large speculations for Building would take place, upon high Ground Rents, as soon as it were made known that the Ground would be let out for that purpose, as that Estate is peculiarly adapted for the enlargement of that fashionable quarter of the Metropolis.

We take leave to notice, that most of the Buildings now standing upon the Ground over which the new Street is intended to be made, are of very inferior class both as to size and manner of building, and none of them scarcely of modern date; and that there is no public Edifice, or very extensive Building employed in Trade, that would be intercepted, except it be Starkey & Jennings's Brewery, which is altogether very old, and, with some few Houses contiguous, belong to the Crown.

We have the honour to be, Sir,

Your most obedient Servants,

London, December 27th, 1808.

*Thos Leverton.**Thos Chawner.*John Fordyce, Esq.  
&c. &c. &c.

[Here follows Messrs. Leverton &amp; Chawner's Plan of Marybone Park.]

PLAN



NORTH

College Land under Lease to  
Giles Esq.

Lord Southampton

Duke of Portland

Proposed Road on the Site of Benjamin Lane to  
Lead into the Great North Road direct

To Hatch Town  
and Highgate

C A M D E N  
T O W N

To Pancras, Islington, City Road,  
Grays Inn Lane &c.

Proposed Road to join the Road  
to Pancras, Islington &c.

Turnpike Road to Barnstead and Highgate

EAST

Eyre Esq.

WEST

The Proposed Barracks  
A r r p  
37, 2, 1 within the Walls  
3, 1, 2 outside of Walls

Church

Market

Market

Will. Henry Portland Esq.

Upper Baker Street continued

Devonshire Place continued

Upper Baker Street continued

Portland Place continued

Portland Road continued

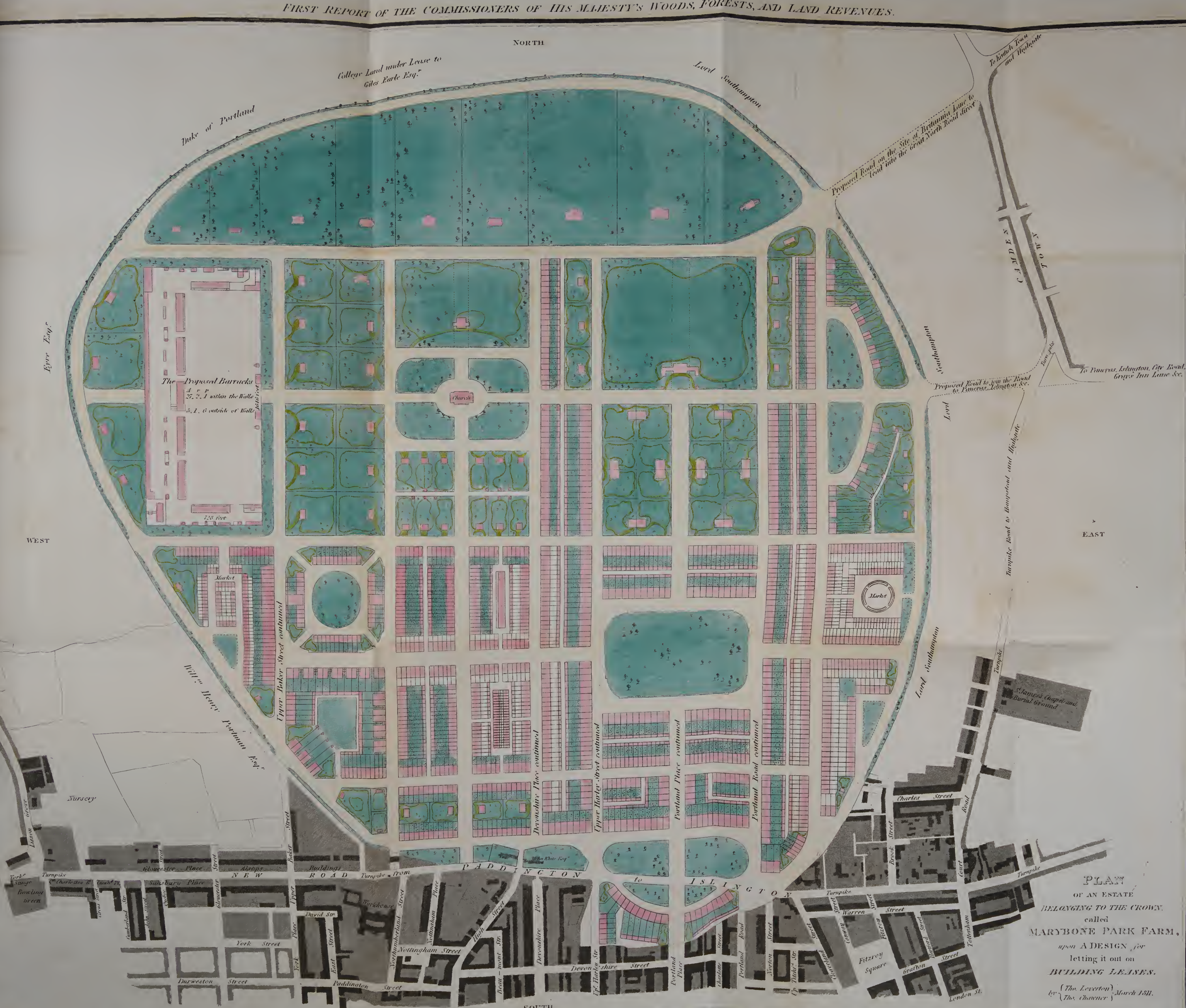
Lord Southampton

Stamess Chapel and  
Burial Ground

PLAN  
OF AN ESTATE  
BELONGING TO THE CROWN,  
called  
MARYBONE PARK FARM,  
upon A DESIGN for  
letting it out on  
BUILDING LEASES.

by {The. Leverton} March 1831.  
The. Chamber

SOUTH









## Appendix, No. 12. (B.)

REPORT of Mr. *John Nash*, Architect in the Department of Woods; with Plans for the Improvement of Mary-le-bone Park.

To the Commissioners of His Majesty's Woods, Forests, and Land Revenues.

MY LORD, AND GENTLEMEN,

I AM honoured with your commands (as one of the Architects and Surveyors to the Department of Woods and Forests,) to survey the Crown Lands of Mary-le-bone Park, and after considering the several documents communicated to me, I am desired to report to you my opinion, first, as to what appears to me the most advantageous and eligible method of letting that Property, for what term of Years, and how subdivided, so as to produce the greatest present yearly Rent, the progressive increase of that Rent and the largest permanent value to the property, as the ultimate result of the improvement which I shall propose; always having in view the beauty of the Metropolis, and the health and convenience of the Public; and I am desired to consider, in the event of recommending the formation of streets and squares, the general Fall of the Land from North to South, as facilitating the construction of Sewers and Drains, the nature of the soil for the purpose of making bricks, and of the means of an ample supply of Water from the higher grounds; and having weighed all these circumstances, I am desired to accompany my Report with a detailed Plan, and full explanations of the distribution of the Ground, so as to unite the objects of present and growing Improvement in point of Revenue, with the advantages of forming a handsome, elegant, and commodious addition to the Metropolis of the Empire, such as the peculiarly fortunate exposure of the ground seems naturally to suggest; and which may with propriety be expected on such an appropriation of property belonging to His Majesty. I am further desired to consider the subject as connected with the measure of a new convenient communication by means of a broad street in a direct line from about Charing Cross to the Southern boundary of the Estate in question; and I am desired to suggest such plan or plans as shall seem to me most eligible and most practicable for opening such a communication, together with an Estimate of the Expense of making it in the first instance, and the manner in which such Expense might in the whole, or in part, be afterwards made good to the Public; and I am also desired to consider the subject on the supposition that forming such a communication may not for the present be found practicable or expedient. I am further desired to procure information, and state the methods which have been pursued with regard to improvements of a like nature by the Dukes of Bedford and Portland, Lord Camden, Lord Southampton, Mr. Portman, and others, on whose adjoining property extensive streets and squares have been recently formed; and in the great additions, made forty years ago, to the City of Edinburgh; and at a more recent period to the City of Bath. I am also desired "particularly to attend to the improvements already made, and in contemplation, on the adjoining estates of Lord Southampton and Mr. Portman; and to concert measures with them, if I should think a more advantageous plan could be formed by so doing:" I am also desired "to consider on the supposition that the Northern part of Mary-le-bone Park may be situated at too great a distance from the present boundary of the Town to render it probable that Streets and Squares, and Dwelling-houses, for a considerable length of time, could be established there, whether it might not be an advantageous and probable mode of laying out some of that portion of the Estate to divide it into small allotments of from Five to Ten Acres each, and let them for the purpose of forming Villas for such Individuals as might be disposed to undertake them; to be resumable as opportunities might occur of extending the projected streets, &c. over the whole or part of that portion of the Estate; and whether such portions of the Estate as might not be suitable for such Villas might not be planted with Timber, which, till it had grown to maturity, might be so disposed as to shelter the neighbouring streets and buildings from the North and North-east winds; and, lastly, I am desired to give particular attention to the suggestions of the late Mr. Fordyce on this subject, in his correspondence with the Treasury, and Reports to Parliament, and their Appendixes\*."

Infra,  
Appendix,  
12 Q.

\*Supra, p. 151

IN obedience to the preceding commands, I have surveyed the Estate in question, have ascertained the several Levels of the Ground, and corrected those of the Crown Map, which I found very erroneous. I have ascertained the Levels of all the different streets between Mary-le-bone Park and the River Thames, for the purpose of drainage, and surveyed the existing Sewers; and having also maturely considered the suggestions of the late Mr. Fordyce, contained in the several documents laid before me, I beg leave, my Lord and Gentlemen, to submit to your consideration the following Report, accompanied with explanatory Plans, Designs, Estimates and Calculations, as the result of my judgment and opinions on the subjects referred to me; in which will be found, digested and connected, all the matters contained in your Instructions and in the suggestions of Mr. Fordyce.

(189.)

B b

Mary-



**No. 12.(B.)** Mary-le-bone Park lies on the North-west boundary of the Town, abutting South on the New Road from Paddington to Islington, and part of it advances Southward of the New Road to the ends of Portland-place, Harley-street and Portland Road, all which parts of the Town have long since been built up to the Southern boundary of Mary-le-bone Park,—Lord Southampton's Land lying between Mary-le-bone Park and Tottenham-court Road, and the Land between Mary-le-bone Park and Camden Town form its Eastern boundary. Camden Town is already built, as is also a considerable length of the West side of Tottenham-court Road, and the remaining length is let for building. Out of the West side of Tottenham-court Road and Camden Town, streets are forming in a direction towards the boundary of Mary-le-bone Park, so that in a very few years Mary-le-bone Park will, on the whole of the Eastern side, be enclosed by buildings. The Western side of Mary-le-bone Park is bounded by Mr. Portman's Lands nearest the New Road, and afterwards by those of Mr. Eyre: those Lands at present are not built upon, but they are offered for building, and a very considerable part already taken, so that in contemplating Mary-le-bone Park it will be proper to consider it as enclosed on three sides by buildings. The Northern boundary is on Land belonging to the Duke of Portland to the Westward, and on Lord Southampton's Land to the Eastward, and immediately North, by College land let to Mr. Earle. The Northern boundary lies open to Hampstead and Highgate; and, great as the speculations in building are, the period must be very remote when Mary-le-bone Park shall be enclosed on its Northern side. The Houses forming the streets abutting on the Southern boundary of Mary-le-bone Park, such as Baker-street, Nottingham-street, Nottingham-place, High-street, Devonshire-place, Harley-street, and Portland-place, are of the general class of houses occupied by the Gentry of the Metropolis. Portland-place is the most magnificent street in London; and, in point of breadth, Devonshire-place and Baker-street are next in rank.

Those three streets, therefore, should be the Lines of Communication with the Lands of Mary-le-bone Park, and of their connection with the Town. The New Road seems to be at present the boundary of speculation in buildings of any consequence; beyond which, houses of cheap rent have become the object of builders; and the principle of speculation is to take large tracts of ground by the Acre, and to crowd as many streets and lanes into it as they can, in order to create so many feet lineal, to underlet for building; and the fruit of the speculation is the sale of the increased Ground-rents. Those houses are therefore of the meanest sort, are built of the worst and lightest materials, and but for their dependence on each other for support, would, many of them, not stand the term of their Leases; and a Proprietor of Land, who lets his ground for the building of such houses in the expectation of a valuable estate at the termination of the Leases (as Lord Grosvenor has fortunately experienced) will find his Land encumbered with heaps of ruins, as old expiring Leases, where the buildings have been of that slight and mean sort, every where show; and even in the case of the better and more substantial houses, such as are seen on Lord Grosvenor's Property, (if the wise measure of renewing the Leases before the original terms expired had not been taken,) his Lordship would have found a very different Estate, for the buildings were running fast into decay; and unless some such step shall be taken by the Duke of Bedford, and the Trustees of the Foundling Hospital Land, they will find at the expiration of the Leases that the numerous houses built on their Land, so far from having increased the value of their Estates, will be encumbrances to themselves, and a disgrace to the Metropolis. Nothing but defence against weather will be the repairs done by tenants within the last 20 years of their term; and the neglect of repairs accelerates the destruction of buildings; the materials themselves wear out in a long term, and require not only repairs but renovation. Houses inhabited by the first classes of society last longer, because their luxuries and comforts require that their houses should be kept clean and renovated; and the changes of fashion occasion so many alterations, that the houses of the first classes may be said to be rebuilt many times during the term of a building lease; but in meaner buildings, such as are about to surround Mary-le-bone Park, there will not be the ability or the inclination to preserve them by such means; and nothing so much accelerates the natural decay of buildings, as allowing them to be neglected in cleanliness or timely repairs. The houses of the lower order of people are therefore more liable to decay than those inhabited by the higher classes. Mary-le-bone Park and the lands around it form the beginning of the ascent of the high grounds of Hampstead and Highgate, which overlook the Town; and it is to be lamented that houses of such a mean sort as have been built at Somers Town, and are now building on Lord Southampton's ground, should disgrace this Apex of the Metropolis, particularly as there is sufficient space on the lower grounds for any increase of buildings required for the lower classes; and it is demonstrable that Lord Southampton, Mr. Portman, Mr. Eyre, and the Duke of Portland, are not advancing their best interests in permitting their grounds to be covered with such buildings.

The best-built part of that quarter of the Town is comprised between Baker-street Westward, and Portland-street Eastward; Mary-le-bone Park very fortunately lies immediately behind those Streets, and the Crown has therefore the power of preserving that best built-part of the Town from the annoyance and disgrace which threaten it on either side, and of establishing a beautiful termination to that elevated and conspicuous Boundary of the Metropolis.

The artificial causes of the extension of the Town are the speculations of Builders, encouraged and promoted by Merchants dealing in the materials of Building, and Attornies with monied Clients facilitating, and indeed putting in motion, the whole system, by disposing of their



their Clients Money in premature Mortgages, the sale of improved Ground-Rents, and by numerous other devices, by which their Clients make an advantageous use of their Money, and the Attornies create to themselves a lucrative business from the Agreements, Assignments, Leases, Mortgages, Bonds, and other instruments of Law, which become necessary throughout such complicated and intricate transactions. It is not necessary for the present purpose to enumerate the bad consequences and pernicious effects which arise from such an unnatural and forced enlargement of the Town, further than to observe, that it is the interest of those concerned in such Buildings that they should be of as little cost as possible, preserving an attractive exterior, which Parker's Stucco, coloured Bricks, and Balconies, accomplish; and a fashionable arrangement of rooms on the principal floors, embellished by the Paper-hanger, and a few flimsy marble chimney-pieces, are the attractions of the interior. These are sufficient allurements to the Public, and ensure the sale of the Houses, which is the ultimate object of the Builders, and to this finery every thing out of sight is sacrificed, or is no further an object of attention, than that no defects in the constructive and substantial parts shall make their appearance while the Houses are on sale; and it is to be feared, that for want of those essentials, which constitute the strength and permanency of Houses, a very few years will exhibit cracked walls, swagged floors, bulged fronts, crooked roofs, leaky gutters, inadequate drains, and other ills of an originally bad constitution; and it is quite certain, without a renovation equal to re-building, that all those Houses long, very long, before the expiration of the Leases, will cease to exist, and the reversionary Estate the Proprietors look for will never be realized, as it is not till the end of the Builders term that the Proprietor of the Fee will be entitled to the additional Ground-Rents laid on by the Builder. It is evidently, therefore, not the interest of the Crown that Mary-le-bone Park should be covered with Buildings of that description; and consequently that it is not to the mode of letting out the Ground by the Acre for builders to seek their profit by sub-dividing it into such Streets as will best answer their speculations, however large the amount of the Ground-Rents which Builders lay on may appear on paper, and in the course of time perhaps be realized by them, upon the supposition that those Ground-Rents would revert to the Crown. Such is the price of labour and materials, that Builders on speculation cannot erect Houses capable of enduring a building term of 99 years, or even 61 years, and therefore those Ground-Rents will not be realized by the Crown. So precarious is the value of Houses from the change of fashion only, that those which were not quite out of fashion last year are abandoned, for those which are something more characterized by the newer fashion of this; and nothing is more common than to see old Houses covering large spaces of Ground, with ample Yards and Offices, and most substantially built, deserted for Houses slightly built on contracted spots, and with small and inconvenient Offices, on no other account than that the latter have the polish of newness and fashion, and that the former are clothed in the respectable garb worn 40 years ago. If this is true with regard to Houses of infinitely more intrinsic value, what will be the state of request 40 years hence, of the slight and flimsy Buildings of which the modern enlargement of the Town is composed, may be very easily imagined. It is therefore recommended, not to trust to those forced and unnatural means of procuring Buildings to be erected in Mary-le-bone Park, but to advert to the advantages and circumstances belonging to the place itself, and to advance and improve those, and to endeavour to create such others as are obviously the motives of operating on the wealthy part of the Public in the choice of situations for their Houses, or which shall hold forth advantages to the industrious and inferior classes.

The parts of the Town which the great and opulent prefer, are the West side of Arlington-street, the upper end of Piccadilly, Park-lane and Grosvenor-place; not because those Streets are nearer the Court or Houses of Parliament, for Pall-mall, St. James's-square, and many other Streets, are still nearer, and the Houses as respectable; but because those situations look into Hyde Park, the Green Park, and the Queen's Garden; even the Streets in the neighbourhood of the Parks participate in that influence; and those immediately behind Park-lane, though many of them are of inconvenient and circuitous access, are preferred to handsome streets and better houses further removed from the Parks. Grosvenor-square on this account is preferred to Cavendish-square, Berkeley-square, Hanover-square, or St. James's square; such are the attractions of open space, free air, the scenery of nature, and the means which the Parks afford for Horse-exercise, for walking, and for airing in Carriages; and although the houses of Grosvenor-place have a dusty road in front of them, a Turnpike to pass through, and the lower rooms looking against a dead-wall, with all its attendant nuisances, it is quite sufficient that the upper Apartments look into the Queen's Garden. Many of the Houses in Park-lane have a like dead-wall before the lower Apartments, and those in the upper part of Piccadilly, (except where iron railing has been substituted) have not only a dead-wall to look against, but the noise of the Carts, Waggon, Stage Coaches, and other Carriages of one of the most crowded outlets of the Town, to endure. The same inducements of free air, open space, and scenery of nature, are seen operating on the less elevated classes of Society. Sloane-street, when it was first built, had an open field to look into, and the Houses were ranged at distances from each other; and though attended with many disadvantages, such as distance from Town, the unfinished state of the Street, the loneliness of the situation, and many others, yet the Houses were not only hired, but many of them purchased as soon as they were built; and as the spaces between the Houses were filled up, the situation became more in request, and the Houses increased in value, until that immense line of Country residences was formed. In the like manner, and from the same inducements, handsome Houses are

seen



No 12. (B.) seen built and building on the sides of all the Roads near the Metropolis, wherever there is an open field or a garden to look into; but in the course of time those situations are deprived of those allurements, by the fields and gardens over which they look being also built upon, as in Sloane-street and other places: Before that happens, however, the Houses are sold to those who inhabit them, and who on that account are fixed to the spot; and a good neighbourhood becomes the substitute for the loss of open fields and gardens.

The principles on which this Report, and the designs accompanying it, are formed, and the objects proposed to be obtained, are, that Mary-le-bone Park shall be made to contribute to the healthfulness, beauty, and advantage, of that quarter of the Metropolis; that the Houses and Buildings to be erected shall be of that useful description, and permanent construction, and possess such local advantages, as shall be likely to assure a great augmentation of Revenue to the Crown at the expiration of the Leases; that the attraction of open space, free air, and the scenery of Nature, with the means and invitation of exercise on horseback, on foot, and in Carriages, shall be preserved or created in Mary-le-bone Park, as allurements and motives for the wealthy part of the Public to establish themselves there; and that the advantages with the circumstances of the situation itself present shall be improved and advanced; and that markets, and conveniences essential to the comforts of Life, shall be placed in situations, and under such circumstances, as may induce Tradesmen to settle there.

It is proposed that the two principal Entrances into Mary-le-bone Park shall be Portland-place and Baker-street; that Portland-place shall be continued in the present direction and of the same width, for the length of fifty yards Northwards into Mary-le-bone Park; that Baker-street (widened to the same breadth as Portland-place) shall also be continued Northward to the same distance, and that the extreme ends of those Streets shall be united by a Cross Street. The whole Area enclosed by those Streets (which will contain a space considerably larger than St. James's and the Green Parks put together) is proposed to be laid out and planted as a Park, and appropriated to Houses of the first magnificence, for which reason there will be no other access to them but Portland-place, Baker-street, and a Street opposite Devonshire-place; and to disguise the appearance, and to prevent the impression of having crossed the New Road, it is proposed that the field immediately adjoining the end of Portland-place, together with the like quantity of the field beyond the New Road, shall be converted into a large Circus, the intervention of the Plantation in the Area, within the railing of which Circus, and the continuation of the Street all round, will effectually connect Portland-place with Mary-le-bone Park, without producing the least sensation of having crossed the New Road. This Circus will enclose an Area equal to that of Lincoln's-inn Fields, and be in unison with the magnificent scale of Portland-place.

In the centre of the Park, on the summit of the rising ground from which it falls on every side, it is proposed to erect another Circus, with the fronts of the Houses looking externally over the Park which surrounds it; and round the Circus so formed to make a circular Road, separated only from the Park by a Haha, or sunk fence, such as divides Kensington Gardens from Hyde Park; the circumference of the Road will be  $\frac{3}{4}$ ths of a mile. Within the external curve of houses an inner Circus is proposed to be formed, of equal magnitude with that proposed at the end of Portland-place. The Park may be embellished with a Lake of Water in the form of a River, equal in magnitude to the Serpentine River in Hyde Park, the shape of which, by the declination of the varying surface of the Ground, will assume the form shown in the Plan.

At the upper part of the Park it is proposed to make a Canal or Basin of Water of the length and breadth of that in St. James's Park, and round the sides of the Canal to form three Terraces of Gravel, the Upper Terrace being the Street, with easy slopes of Turf between, and rows of Trees regularly planted, forming Avenues to the Terraces. The Canal or Basin to be surrounded by a stone balustrade, and fed from the spring on Primrose-hill, through an ornamental Fountain erected in the centre of the Canal; those Promenades, and that style of decoration, will be novelties to the Metropolis, and the houses which surround the Terraces will also participate in the Scenery of the Parks behind them. A Square is also proposed to be built on the South side of the Park, immediately beyond the New Road, of the size of Russell-square (the largest in London) with a Street at each end, of the same breadth as Portland-place, leading to it. The Houses on the North side of this Square and Street will enjoy the Scenery of the Park, as will also the two great Streets which surround the Middle Park.

The houses before described, and the Park which they enclose, are situated in the middle of Mary-le-bone Park, and occupy 250 Acres, leaving 260 Acres round them, which it is proposed to appropriate in the following manner. A circular Road\* to be made round the boundary, leaving a breadth of 120 feet next the boundary line for buildings; the Road to be 50 feet wide, and the remaining ground in front of the Road to be laid out and planted as Lawns or Parks; the Road to be separated from the scenery only by a sunk fence, as before described, affording to the houses that may be built on the ground between the Road and the boundary line Views over those Lawns or Parks; and it is presumed, that those who are tempted to build or purchase houses by the sides of the dusty roads at the Outlets of the Town, for the sake of looking over fields or gardens, often naked and without Trees, with the continual apprehension of those fields and gardens being also covered with buildings, and their prospects destroyed, will prefer to establish themselves by the side of a Road faced with such

\* Infra.



dreſſed Scenery as it is propoſed to make round Mary-le-bone Park, and which will be continually improving as the Plantations flouriſh, and of the view of which their houſes cannot be deprived. At the Weſternmoſt part of the circular Road the ground to be planted is ſo broad as to admit of two Creſcents of houſes, each fronting the moſt beautiful part of the Scenery, each Creſcent having a ſort of Park of its own in front, and the water which adorns it full of variety; beſides the beauties of ſuch a Road and Scenery, it will form a Ride or Drive, three miles in length (beſides the circular Road in the interior of the Park before deſcribed), a circumſtance which none of the old Parks poſſeſs; and when all thoſe attractions and advantages are conſidered, a reaſonable hope may be entertained that the great and opulent will ſettle here in preference to the preſent favoured ſpots in the vicinity of the old Parks, particularly if the grand approach from the Houſes of Parliament, Courts of Law, and State Offices in Weſtminſter, to Portland-place, herein-after recommended, ſhould ever be accompliſhed; for then Mary-le bone Park will be brought as near by diſtance, and nearer by time, to thoſe places of conſtant reſort, as either Hyde Park or Groſvenor-place, and the grandeur of the acceſs, and the vicinity of the Great, will all be additional inducements to the wealthy who ſeek for reſidences where there is Country Scenery, to eſtabliſh themſelves on the ſides of the circular Road.

The interior and exterior Parks are propoſed to be let in parcels of from Four to Twenty Acres, for the purpoſe of building Villas, and ſo planted that no Villa ſhould ſee any other, but each ſhould appear to poſſeſs the whole of the Park; and that the Streets of Houſes which overlook the Park ſhould not ſee the Villas, nor one Street of Houſes overlook thoſe of another Street.

After having thus transferred to Mary-le-bone Park the allurements which are the obvious cauſes of the preference given to the favourite ſpots of reſidence in the neighbourhood of the Parks, and to other favourite ſituations on the ſkirts of the Town, it remains to conſider and take advantage of the local circumſtances favourable to improvement preſented by the place itſelf.

The firſt of theſe is the intended Navigation between the Grand Junction Canal at Paddington, and the River Thames below London Bridge, by the extension of that Canal at the back of the Town through Iſlington, to the Thames, below London Bridge, a Subscription for which has been entered into, and an application intended to be made to Parliament in the enſuing Seſſion. The line of that Canal will be acroſs the ground of Mary-le-bone Park, in a North-eaſterly direction; and it is propoſed to take advantage of that Canal in the formation and ſupply of the Ornamental Water which is to embellish the Parks, and to carry a lateral Cut, juſt before it leaves Mary-le-bone, in the direction and nearly as far as the New Road, a few yards to the Eaſt of the point where Portland Road enters the New Road, at which place the propoſed lateral Cut will terminate in a large Baſin.

The advantages of this Cut are obvious; it will bring the produce of the country, and the articles which the Sea and Thames ſupply, at a cheaper rate to the moſt central ſituation of that populous neighbourhood, and round which Baſin it is propoſed to eſtabliſh a Market, as large as Covent Garden Market, for the ſupply of Vegetables; alſo a Hay and Straw Market, as large as that at the end of Piccadilly; a Corn Market, and Corn Exchange, as in the City; Coal Wharfs and Coal Exchange; a Meat and Poultry Market, and Butter and Eggs Market, on extenſive ſcales; all of which will be ſupplied by the eaſy and cheap means of Water Carriage. On the ſides of this branch of the Canal will be eſtabliſhed Wharfs for Timber, Lime, Stone, Manure; &c. and on each ſide a row of Houſes for thoſe employed in the commerce of the Canal. By this Cut all the conveniencies of life will be brought home to the doors of thoſe who eſtabliſh themſelves on the Lands of Mary-le bone Park, and the Revenue ariſing to the Crown from property ſo circumſtanced will not only be great but permanent, the ſources from which it ariſes being identified with the comforts and neceſſities of the Public.

Another advantage which the locality of Mary-le-bone Park preſents, is the means of making a nearer way to Hampſtead and Highgate from every part of the Town Weſt of Portland-ſtreet, than by Tottenham Court or any other Road, namely, by continuing Portland-ſtreet, in its preſent direction through Mary le bone Park to its Northern extremity, from which a very ſhort ſtreet made through Lord Southampton's Land would enter the great Road at Mother Red-Cap's, where it divides, and branches off to Hampſtead and Highgate. The thoroughfare of ſuch a ſtreet would be an inducement for people to build on it. The ſpace which would be left between that ſtreet and the backs of the houſes on the Weſt ſide of the Commercial Cut, might be laid out in ſtreets for the habitations of thoſe connected with the Markets, or for tradefinen and others who ſhould find it their intereſt to ſettle in the neighbourhood of (it is to be hoped) ſo much opulence and ſo much commerce.

By inſpecting the Plan, it will be ſeen that neither the Commercial Canal, nor its Wharfs nor the elongation of Portland-ſtreet, as a near way to Hampſtead and Highgate, nor the



No. 12.(B.) Markets, nor the streets between the Canal and Portland-street, incommode or interfere with the privacy and rural Scenery of the proposed Parks, or circular Roads; the Street continued from Portland Road cutting off all communication between them. From the Commercial Canal several lateral Streets are proposed to be formed, to connect with Streets that are made, and others that are making, on Lord Southampton's Ground, and in Somers Town, which would be so many feeders and outlets for the Commerce on the Canal. Convenient situations for Taverns, Inns, Alehouses, Livery Stables, &c. are provided in different situations on the Plan. The public Hotels, the fronts of large Villas, public Buildings, and Churches, are placed so as to terminate the Views of Streets, or embellish the Squares and Circuses, and to enliven the Scenery; and it would be particularly appropriate to place in the Area of the double Circus, on the high ground where Willan's Farm-house now stands, a public Building to receive the Statues and Monuments of great and distinguished Men, as the Dome of such a Building would rise above the Houses, and form the grandest Apex possible to the whole Scenery.

Such is the general description of the Plan recommended for the improvement of the Revenue arising from the Lands of Mary-le-bone Park; founded, not on a forced augmentation of the Town by the precarious and generally ruinous speculations of adventuring Builders, but on principles which may be reasonably expected to operate on the inclinations of the Public, and produce an Estate, the Revenues of which are likely to be permanent.

The way in which Builders would lay out the Ground according to the method made use of by them, as seen in the numerous existing Streets and Squares, would be to continue the several Streets of Baker-street, Nottingham-street, High-street, Devonshire-place, Upper Harley street, Portland-place, New-street, Charlotte-street, Portland street, and Norton-street, in their present direction Northward to the extremity of Mary-le-bone Park, and cross them by a continuation of the new Streets forming in Somers Town and Tottenham court Road, with the usual intervention of Squares, Crescents, and Circuses, Alehouses, Taverns, and Stable-yards; but there would be no other means of carrying such a Plan into execution but by the precarious funds, and through the medium, of speculating builders; and when the extent of ground to be covered with Houses and Streets is considered, the probability is, that so vast a scheme, by such means, is impracticable; but admitting its possibility, the improved Ground Rents would not in the first instance belong to the Crown, but to the Builders, to whom the Crown must let the Ground by the Acre, or otherwise, at low rents; and what such an Estate would be at the end of the term, has been before described.

A Plan, No. 1, accompanies this Survey, showing the Streets, Plantations, and Water; also a View of the Parks from the main circular Road, and one of the inner Park from the circular Road round the double Circus; and in the Appendix, No. 1.\* is a calculation of the Revenue immediate, and in Reversion, to be expected from Mary-le-bone Park according to this Survey.

\* Page 109. It appearing to be the opinion of the Board, that the Canal from the Paddington Canal to the River Thames, would be objectionable if it passed through the Parks, as in the Plan just described, a second Plan has been formed,\* No. II, which proposes to convey it on the outside of the centre or principal Park, and to admit no Water into that Park but for the purpose of ornament. To effect this, it was necessary to omit the Canal, with its Terraces at the upper part of the Park, and to substitute a Square and Circus in its place, and to bring the great double Circus in the centre of the Park nearer the New Road, which occasions the omission also of the Street and Square between the double Circus and the New Road; and the Commercial Cut to be made from the Canal, for the purpose of supplying the Markets, is carried on the outside of the circular Road instead of the inside. The advantages of that change will be, that the Commercial Cut can connect with the Boundaries of Mary-le-bone Park, and the Streets forming and to be formed on the adjoining Lands, without interfering with the circular Road, and it will be seen that the circular Road in the last Plan will enjoy more extent of Park Scenery than in the former. It will however be more expensive to carry the Canal through the Park, as in the last Plan, than it would have been as in the former, and the Canal and Terraces at the upper end of the Park would have been a grand and novel feature in the Metropolis; and many Persons would consider the circumstance of Boats and Barges passing along the Canal as enlivening the Scenery, provided the Bargemen or People from the Boats were prevented landing on the Parks, and which might be done by fencing out the Towing-path on one side, and by stakes in the Water on the other.

But, to realize the effects described, it will be necessary to form the Roads and plant the Parks; they would then immediately become Rides and Drives to those of the Public to whom it should be thought proper to give keys; the effect of the whole would be immediately seen, and its allurements and inducements set in motion, and which would increase as the Plantations grew, and the Scenery improved, inasmuch, that if they could be even shut up for a time, the situations for Buildings would so much advance in value by the Improvements of the



the Scenery, that a greater Revenue would be produced than if the whole of the Ground intended for Building could be let in the first instance. No. 12. (B.)

And, if the spots on which the houses forming the streets are proposed ultimately to stand were also planted with such Trees as would be saleable at every period of their growth, these Trees would when sold produce a greater Sum than could have been produced from the Ground let in any other way; nor would it be necessary (if such Trees were planted) that when a Street of Houses should be begun, the whole line should be completed; a single house might be built in any Street without injury to the general effect, by taking down only such Trees as would be necessary to make room for that particular house; and by those means, however slow the progress of forming the Streets might be, the Scenery would not only at all times be complete, but improving in beauty; and until the Ground forming the Parks should be let for building Villas, the Fences would form Enclosures to the different Spots, which might in the interim be let for Grazing, for Nurseries, and such other temporary purposes. Nor is it meant that the money so laid out in forming the Roads and Fences should be sunk, or ultimately sacrificed, but that every individual who may take the Ground shall pay for so much of the Road and Fence opposite to him as the front of his house occupies, according to the original cost of it to the Crown; and the Proprietors of the proposed Canal will purchase and pay for so much of the ground as they use, which will produce an immediate fund for making those Roads and Fences; and a further Sum by way of fine may be raised from the Barrack Board for the Ground required by them. The ornamental piece of Water, which is also recommended to be made in the first instance, would be defrayed by the value of the Brick-Earth which the forming of it would produce. It is also recommended, that such Trees which are permanently to remain in the Parks should be planted for the purpose of concealment of the houses from each other, which will produce the effect of landscape shown in the perspective Drawings which accompany this Report, and the expense of which would also be refunded by those who should take the Ground of the Park for the purpose of building Villas.

If those Roads, Water, and Planting could be accomplished in the present year and the Spring of the next (and they might easily be accomplished), there is every reason to expect that before the expiration of the following year all the Parks would be taken for building of the Villas; and if the Canal and Commercial Cut were formed, the Wharfs and Sites for the Markets would immediately let. The Plan of the Road and Plantations here recommended is marked No. III, and an Estimate of making and gravelling the Roads, and planting and forming the Parks, will be seen No. 2, in the Appendix.\*

\* Page 111.

Pursuant to the directions I have received to make provision on the land of Mary-le-bone Park for the reception of a Barrack, according to a Plan transmitted by the Barrack Board for that purpose, such a Barrack makes part of the Plan proposed, and is placed where it will not interfere with the principles on which the general arrangement for laying out the Ground is formed; it is placed where it cannot be a nuisance to the neighbourhood; the front of it is turned towards the open country of Hampstead and Highgate, and its back against the backs of other houses; so that those within the walls of the Barrack will not overlook, or be seen from, any houses in the neighbourhood, and at the same time will enjoy the most open and healthful situation possible; and if it should be thought necessary also to establish an Ordnance Barrack, it may be put next to the Horse-Barrack; and the intended Canal from Paddington to the Thames below London Bridge, being close to the side of those Barracks, would make that situation more desirable for such a purpose than any other in Mary-le-bone Park, on account of the cheapness and facility of supplying Corn, Hay and Straw, and carrying away the Manure, and on account of its communication by Water-carriage with the Tower and Woolwich.

The new Street direct from Charing-cross to Mary-le-bone Park, proposed in your Instructions to me, would be of such advantage to the Crown Lands of Mary-le-bone Park, by the additional value it would give to that property, as alone to justify the Crown in carrying it into execution, and of such advantage to the Nobility and Gentry occupying the principal houses in the West and North-west quarters of the Town, in their communication with the Houses of Parliament, the Courts of Law, the Treasury, Admiralty, and other public Offices in the lower parts of Westminster, that I have considered it under three distinct heads: its Utility to the Public; Beauty to the Metropolis; and the Practicability of the Measure; and have drawn a Plan showing the course of the Street proposed, and its connection with the adjoining streets.

In stating the Utility of such a new Communication, it will be necessary to describe the defects of the present; those who live in the West and North-west quarters of the town meet in Cockspur-street, in their way to and from Westminster, and that street is too narrow for such a concourse of people, and so irregular in its breadth, that horses and carriages admitted into the wider parts are frequently jammed together and impeded in the narrower; the



No. 12.(B.) the entrance into Pall-Mall from Cockspur-street is peculiarly narrow and inconvenient; there is no good entrance into St. James's-square, except from Pall-Mall, and the inhabitants of those magnificent houses must go back to Pall-Mall, and up St. James's-street, in their communication with the other well-built parts of the Town, or go through the narrow and mean streets of Bury-street, Duke-street, and Jermyn-street; the only communication which is direct, or in any degree convenient, between the principal houses, streets, and squares in Piccadilly, and South of Piccadilly, and those between Piccadilly and Oxford Road, is Bond-street; from this street the inhabitants of Berkeley-square, Grosvenor-square, and the several handsome streets in that neighbourhood, diverge Westward, and those in Hanover-square and Conduit-street Eastward. Bond-street is also the most convenient, and therefore the street almost exclusively used as the access to the numerous spacious and elegant squares and streets North of Oxford-road; thus the common intercourse of the Nobility and Gentry residing in the West and North-west quarters of the metropolis is through Bond-street, (and for that reason the shops appropriated to fashion have established themselves in Bond-street and its vicinity), inasmuch that the throng of carriages, horses, and foot-passengers which assemble daily in that street, choke up the passage, to the inconvenience of all, and to the interruption and detention of those who have occasion to pass through it in their way to St. James's Palace, or to the Houses of Parliament, Courts of Law, &c.

Such are the inconveniencies and defects of the present Communications; and these, great as they are, will be greatly increased when that part of the Crown Land in Mary-le-bone Park, I have proposed, shall be covered with Buildings, and the numerous streets now forming in Paddington, and the vicinity of that part of the New Road, shall be completed; it would therefore be desirable, and of the greatest utility to the Public, and in a few years will become indispensable, that a broader and more direct Communication should be made between Charing-crofs and the West and North-west quarters of the Metropolis.

It was suggested by the late Surveyor General of the Crown Lands, "that a street from Charing-crofs to the end of Coventry-street, through part of the houses South and West of the Mews," or, "from Charing-crofs and the Mews, should be made directly to the lower part of the Hay-Market, and by that street to Piccadilly, and then by Piccadilly, in the best direction, to Oxford-street."

But it is believed that neither of those streets would in the smallest degree remedy the inconveniencies before described (except as to the widening of Cockspur-street); the same narrow entrance into Pall-Mall would remain; those who occupy St. James's-square, St. James's-street, Arlington-street, and the West end of Piccadilly, would still go through that narrow pass; and any street which could be made into Oxford-street from the top of the Hay-Market, would leave Air-street, Swallow-street, Warwick-street, King-street, and all the alleys, ale-houses, and lanes between such new street, and the principal streets and squares in the West end of the town, through which the inhabitants of those streets and squares must pass if they make any use of the new street; and if the street from Charing-crofs through Cockspur-street, and the Hay-Market, and from thence to Oxford-street, has those objections, the other streets suggested by the late Surveyor General, namely, from Charing-crofs through the Mews to Coventry-street, and from thence to Oxford-street, would be still more objectionable, as by its being situated further Eastward there would intervene a larger district of those mean houses, and a greater number of such narrow and dirty streets, lanes, and passages to pass through.

It may be stated, that lateral Communications from the streets suggested by the late Surveyor General might be made into the principal streets of the West end of the Town, and so avoid passing through the objectionable streets and lanes; no doubt such lateral Communications with the principal streets would lessen the objections, but not remove them, for such lateral streets must pass through those districts of inferior habitations, the occupiers of which, with the carts, horses, &c. used in their trades, and the necessary communication between them and the like class of inhabitants on the West side of the new suggested streets, would fully occupy those lateral streets, and make them less desirable Communications with the principal streets; besides, that such lateral streets would only be partial accommodations to particular parts of the Town, and not one of them a street of general Communication.

In considering the arrangement of the streets and squares of the West and North-west quarters of the Town, it will be seen, that Northwards of Oxford-street, the principal streets and squares are situated West of Portland-place; and that between Oxford-street and Piccadilly, the Line of Separation between the habitations of the first classes of society, and those of the inferior classes, is Swallow street; and that if St. Alban's-street could be continued Northward into Piccadilly, such a street would make the like separation of the houses of the different classes of society lying between Piccadilly and Pall-Mall, excepting only those on the West side of St. James's-market.

The street, therefore, which is here recommended, begins at Charing-crofs, and terminates in Portland-place, and Portland-place, being the widest street in London, is taken as a model for



for the breadth of such new street. Pall-Mall must be always one of the inlets to the West-end of the Town, on account of Carlton House, and other magnificent houses which it contains, and the Palace and Cleveland-row at the extremity of it; and the Club-houses in St. James's-street, and the superb residences on the East side of the Green Park. It is proposed therefore that Pall-Mall shall be continued Eastward, of the full width of its broadest part, until it intersects the Hay-Market on one side, and Cockspur-street on the other, at which place the street will be then of that ample breadth it should be, for the passage of the concourse of people coming from every part of the Metropolis, all of whom must meet at that place in their way to and from the Public Offices, Courts of Law, and Houses of Parliament.

From Carlton House it is proposed to carry the new street at right angles with Pall-Mall into Piccadilly, the West side of St. Alban's-street forming one side of it, out of which Charles-street will run as it now does, into St. James's-square; and it is proposed to continue Charles-street Eastward until it intersects the Hay-market. By this arrangement the Opera-house will be insulated, and stand in the middle of a large Area formed by Pall-Mall on the South, Charles-street (continued) on the North, St. Alban's-street on the West, and the Hay-Market on the East side. King-street, leading to St. James's-square, is now on the same line, and of the same breadth as Charles-street on the opposite side of the Square; and if King-street be continued and opened into St. James's-street, King-street and Charles-street will form a Vista and handsome Communication between St. James's-street and the Hay-Market, parallel with Pall-Mall, and improve the outlet from St. James's-square; and if it should be thought advisable to take down one side of Jermyn-street, and widen it, another good Communication would be formed from the proposed new Street, into St. James's-street, Arlington-street, and the upper part of Piccadilly.

It will be seen by the Plan that there would be no Opening on the East side of the new Street all the way from the Opera-house to Piccadilly, and that the footpath constantly would be uninterrupted by Crossings; and the inferior houses, and the traffic of the Hay-Market, would be cut off from any communication with the new Street.

The point where the proposed street would enter Piccadilly, is half way between Air-street and the end of Titchborne-street, from which point it is proposed that the new Street shall be continued in a straight line into Oxford-street, entering Oxford-street at the point where King-street and Swallow-street unite; this line of the street will stand in an oblique position to that of Piccadilly to Pall-Mall; and to disguise the deviation from a straight line, it is proposed to form a small Circus where the oblique lines meet in Piccadilly, and to place a Column, or other public Monument, in the centre; at the same time that the obliquity of the lines of street is concealed, the situation will be most eligible for a public Monument, as it will interrupt the view, and arrest the attention of all who pass along those streets of general intercourse; it will also contribute to the beauty of that part of the new Communication from Carlton House; it will be a central object terminating that Vista, at the same time that Carlton House will terminate the same Vista from the opposite end.

Between Piccadilly and Oxford-street it will be necessary to form a small Square, in order to avoid Golden-square, the Area of which small Square will afford a Site for a Theatre, or any other public Building, to which its central situation will be peculiarly applicable, and round which Building the Street is proposed to continue of its full breadth; this Break in the straight Line will make the remaining Street less oblique, and avoid the necessity of purchasing any of the Houses which form Golden-square.

From the West side of this length of new Street will diverge New Burlington-street, leading to the respectable Houses in Saville-row, Old Burlington and Clifford-streets; next, Conduit-street, leading through Bruton-street into Berkeley-square; then, Hanover-street, and Princes-street, leading into Hanover-Square; and it is proposed that none of the smaller Streets on the West side shall open into the new Street, except Vigo-lane, all the rest having access to them from that part of Swallow-street which remains, and through Swallow-street, into Piccadilly. On the East side, the only Streets which will necessarily enter this Street will be Brewer-street as a continuation of Vigo-lane, Silver-street, Marlborough-street and Argyle-street; thus in the whole extent from Piccadilly to Oxford-street there will be but four Crossings on either side the Street, and Carts and Drays can carry on their traffic by means of the back Streets without interfering with the principal Street. It will also be seen by the Plan that the whole Communication from Charing-Cross to Oxford-street will be a boundary and complete separation between the Streets and Squares occupied by the Nobility and Gentry, and the narrow Streets and meaner Houses occupied by mechanics and the trading part of the community.

A Street so formed, of such ample breadth, and so circumstanced, being the nearest and most commodious approach from every part of the best inhabited quarters of the West and North West ends of the Town to Charing-cross, will be used by every one who has any



No. 12. (B.) thing to do with Westminster-hall, the Houses of Parliament, Treasury, Admiralty, or any other of the public Offices in their vicinity; and shops appropriated to articles of taste and fashion will, when this new Street shall become the great thoroughfare, range themselves along it, and the stream of fashion be diverted to a new Street, where the Footpath will be 15 feet wide, instead of 7 feet, and the Carriage-way double the width of that in Bond-street, and where there will be room for all the fashionable shops to be assembled in one Street; and if the Foot-pavements were to be covered by a light Colonnade, surmounted by a Balustrade, those who have daily intercourse with the Public Establishments in Westminster, may go two-thirds of the way on foot under cover, and those who have nothing to do but walk about and amuse themselves, may do so every day in the week, instead of being frequently confined many days together to their Houses by rain; and such a covered Colonnade would be of peculiar convenience to those who require daily exercise. The Balustrades over the Colonnades will form Balconies to the Lodging-rooms over the Shops, from which the Occupiers of the Lodgings can see and converse with those passing in the Carriages underneath, and which will add to the gaiety of the scene, and induce single men, and others, who only visit Town occasionally, to give a preference to such Lodgings.

Those who may fear that the Shops under Colonnades would be dark and gloomy, are requested to consider the great width (120 feet) of the Street, and that the Mezzanines between the Shops and Lodging-rooms, necessary for the Sleeping Apartments of the Proprietors of the Shops, will make the Colonnades very lofty; and that if small Areas are made in the Flats over the Colonnade, immediately above the Shop windows, and the projecting part of the Windows roofed with glass, the articles in those windows having a light immediately over them, such Shops will be better lighted, and have a more brilliant effect, than by light received in the ordinary way; and those who may suppose that the Pillars to support the Colonnade may become nuisances, are requested to consider that they are not proposed to be square Pillars, or Piers, but round Columns, the receding form of which will preclude any shelter to those who may be disposed to commit nuisances against them; and that they will be so far apart, and so small in diameter, that they will be no impediment to the return of any one pressed from the Foot-pavement to the Carriage way, and that even such accidents from a Pavement 15 feet wide are scarcely ever liable to happen.

The proposed Street is described as entering Oxford-street at the point of junction of Swallow-street with King-street; and if Portland-place were elongated until it should intersect Oxford-street, it would be exactly opposite that point of junction. Foley-house is immediately to be pulled down, and Portland-place continued through Foley-house Gardens, to their Southern extremity, and this Survey proposes to extend that continuation until it shall enter Oxford-street.

The magnificent Squares and Streets North of Oxford-street are so numerous and extensive, that they form the largest portion of the fashionable part of the Town; but for want of direct and suitable approaches, it has been always considered as a distant quarter. It is not yet forgot that Oxford-street was once one of the Turnpike Roads forming the boundary of the Town; and the buildings even now retain something of the appearance of houses seen by the sides of roads immediately round the Metropolis. Crossing Oxford-street has always been a fashionable objection to the Residences North of Oxford-street; to do away that impression, it is proposed, that where the continuation of Portland-place with Oxford-street unites with the new Street intended from Oxford-street to Piccadilly, namely at the end of Swallow-street, a Circus should be formed, Oxford-street crossing it from East to West, and the new Street from South to North; in the centre of which Circus, if a public Monument were placed, as before described, for the crossing of Piccadilly, and the same Colonnade and Shops be continued round such Circus, as recommended for the sides of the new Street, the sensation of having passed Oxford-street will be entirely done away, and the two divisions of the Town insensibly united in the best manner possible.

There is no direct way from the end of Bond-street to the principal streets North of Oxford Road, which strengthens the impression of those two divisions of the Town being distinct and separate; but Portland-place will form one continued street from Charing-cross, intersecting many of the principal streets North of Oxford-street at right angles, and afford the nearest and best communication from Charing-cross and the lower parts of Westminster to every part of that magnificent and extensive Neighbourhood; and if the utility of such a street to that part of the Parish of Mary-le-bone would be so great, the advantage of it to the Crown Lands of Mary-le-bone Park would be incalculable; no part of the unbuilt ground surrounding the Town would have so good or so direct an approach; and in the future enlargement of the Town, the North-west part of Mary-le-bone must have a preference to every other situation. By the straight direction of this street, Mary-le-bone Park is brought nearer the Houses of Parliament, Courts of Law, the Treasury, Admiralty, &c. than many other parts of the Town, in the highest request of fashion; it is within 170 yards as near as the nearest part of Grosvenor-place,



place, and half a mile nearer than the lower end of that street; it is within 80 yards as near as the West side of Grosvenor-square, and 70 yards nearer than the nearest end of Upper Brook-street, and 300 yards nearer than the upper end of Upper Grosvenor-street; it is within 90 yards as near as Stanhope-street; it is more than one third of a mile nearer than Portman-square or Manchester-square; it is three quarters of a mile nearer than the upper end of Park-lane, Cumberland-place, &c. and, incredible as it may appear, it will be only 50 yards further to Mary-le-bone Park, at the extreme end of Portland-place, than it is by the present circuitous route to the entrance of Cavendish-square, and 50 yards nearer than it is to the North side of that square. Such are the advantages of a direct street; and if, as the late Surveyor General observes, "distance is best measured by time," Mary-le-bone Park, being without the impediments and interruptions of turning corners, and crossing streets, will be nearer to the Houses of Parliament, Courts of Law, and Public Offices, than four parts out of five of the principal residences in the West and North-west ends of the Town.

No. 12. (B.)

Such are the advantages, and such will be the utility, of the Street proposed. The beauty of the Town, it is presumed, would be advanced by a street of such magnificent dimensions; by the Colonnades and Balustrades which will adorn its sides; by the insulating the public building of the Opera; by the effect of the Monuments in the centre of the crossing streets; by the Vista between Carlton House and Piccadilly, terminated by a public Monument at one end, and by the Palace of Carlton House at the other; every length of street would be terminated by a façade of beautiful architecture; and to add to the beauty of the approach from Westminster to Charing-cross, a Square or Crescent, open to and looking down Parliament-street, might be built round the Equestrian Statue at Charing-cross, which, at the same time that it would open and enlarge that space, from whence, as before observed, the greatest part of the population of the Metropolis meet and diverge, it would afford a magnificent and beautiful termination of the street from Westminster. The lofty situation of Charing-cross and gradual ascent to it, are peculiarly calculated to produce a grand and striking effect. Such a building might be appropriated to additional Offices for the Government, which it is understood are much wanted; or the Royal Society, Royal Academy, and Antiquarian Society might be placed there; and the apartments in Somerset-house, now occupied by those Societies, be appropriated to such Public Offices as the rest of the buildings of Somerset-place are.

In forming this Street, the practicability of carrying it into execution has been continually kept in view; and presuming as a principle, that the Crown, from its relation with the Public, is more interested in the general welfare, and its interests more identified with those of the Community, than those of any individual, a better bargain would be made for the purchase of Crown Property for the Public use, than could be for the Property of individuals, who would act upon the principle of self-interest in any bargain they would have to make. For this reason, in forming the Street proposed, the necessity of purchasing the Property of individuals has been as much as possible avoided; and it will be seen that from Charing cross to Piccadilly, and from Piccadilly to Vigo-lane, the whole of the Property through which the Street is to pass belongs to the Crown, and that of the rest of the Street to Oxford-street, nearly one-third is also the Property of the Crown, so that out of 1,700 Yards (the length of the new Street from Charing-cross to Oxford-street,) 1,280 Yards go through Property belonging to the Crown, and 420 Yards only through the Property of individuals; and which Property to be purchased of individuals consists of Houses of the meanest description, being those at the upper end of Swallow-street, separating Swallow-street from King-street, and between King-street and Swallow-street, from Vigo lane to Foubert's-passage. Of the Streets suggested by the late Surveyor General, *that* through the Mews to Coventry-street, and from Coventry-street to Oxford-street, would have gone through the Property of individuals the whole way from the back of the Mews; and the other, which was to have gone through Cockspur-street and the Hay market, would have gone all the way from the Top of the Hay-market to Oxford-street, through the Property of individuals. In the former Street three times, and in the latter twice, as much as in the Street proposed by the present Survey, must have been purchased of individuals, and the Property itself is of much greater value. That part of the Street North of Oxford street, and which is proposed to enter Portland-place, or in other words Portland-place continued Southward into Oxford street, will pass through the Yards and Gardens belonging to the Houses on the East side of Cavendish-square, and it would certainly be most desirable to take down the Houses, and lay the whole of the Ground which they stand upon into the Square, and re-build the Houses on the East side of the new Street, making that part of the Street the East side of Cavendish-square, and the Plan of the new Street is so drawn; but as the Value of the Property to be purchased and sacrificed to accomplish such an object might be considered as too great, another Plan is annexed to that part of the Survey, showing the Street carried through the Yards and Gardens without taking down the Houses themselves; and as the purchase of the Property to accomplish even the latter object might be attended with difficulties, still another Plan is annexed, showing how the Junction may be made with Portland-place, by widening Bolsover-street and Edward-street, to the width of the new Street.

An



No. 12.(B.) An Estimate of the Houses to be purchased to make the Street, and the Revenue to be derived from letting the Ground on each side for Building, will be seen in No. III, in the Appendix\*.

\*Infra, p. 111.

IT now remains to consider the Means of Draining so large a District of Houses, as Mary-le-bone Park when built upon will contain.

There are only two Sewers by which the Lands of Mary-le-bone Park can be drained; the one is the King's Scholars Pond Sewer, coming from the high grounds at Hampstead, entering Mary-le-bone Park by its Northern boundary near the West end, and passing through it in a direction from North to South, crossing the New Road from Paddington to Islington at Alsop's Buildings; crossing Oxford-street, at the North end of South Molton-street; crossing Piccadilly in the lowest part, and passing down the Green Park, below the Basin; going through Buckingham-gate to Charlotte-street, Pimlico; from whence it is an open Sewer through the low Lands on the West side of Tothill Fields; discharging itself into the Thames at Milbank, a little above the new Bridge building from Vauxhall. This sewer is the natural drainage of the Land, the whole of the surface of Mary-le-bone Park declining to that side.

The other Sewer which might contribute to the drainage of Mary-le-bone Park commences on the South side of the New Road, passing down Cleveland-street, Berners-street, Wardour-street, Coventry-street, Panton-street, the Hay-market, Cockspur-street, Charing-cross, and Northumberland-street, to the Thames; and though this Sewer does not advance Northwards beyond the New Road, nor does any of the surface-water of Mary-le-bone Park pass off that way, yet its proximity to the South east corner of the Park, where the ground is low, would make it a convenient Drain for the East side of it.

It is presumed the former Drain may be made use of as a matter of right, but that the other cannot, without the consent of the Commissioners of Sewers; but should the Commissioners of Sewers adopt Mr. Rennie's Plan of making a new Drain along Baker-street, Davies-street, Berkeley-square, Berkeley-street, Piccadilly, Jermyn-street, St. James's-square, Charles-street, the Hay-market, Cockspur-street, Charing-cross, and Northumberland-street, to the Thames, it may be made of sufficient capacity to take the additional drainage of any number of buildings that may be erected on Mary-le-bone Park without the assistance of any other sewer, and would enter Mary-le-bone Park at the exact place best calculated to drain it; but if any part of the old King's Scholars Pond Sewer is to be used, or if any Sewer is made through the flat grounds in the neighbourhood of Tothill-fields, or Chelsea, the necessity of closing the gates of the Sewer where it enters the Thames, to keep out the tides from flooding the Land, during the time they rise above their level, would pen back the water in the Sewer so as to overflow the low Lands, and produce the like mischief the tides would do were there no gates. This must frequently be the case, even with its present Drainage, unless relieved by the smaller Drains from the Houses admitting the water to spread itself in them, which is a still greater mischief.

King's Scholars Pond Sewer has always had the same extent of natural surface to drain which it now has: but unbuilt ground absorbs and detains the Water, and the present incapacity of the Sewer arises from the great number of paved Streets conveying the whole of the Rain-water immediately into the Channel without (scarcely) any absorption, with the additional Water laid on by artificial means from Rivers and Wells for the use of the houses. The paved Streets and built surface which that Sewer has now to drain between Piccadilly and the New Road, contain nearly 600 Acres, to which, when Mary-le-bone Park shall be covered with Streets and Buildings, must be added 540 Acres, besides the immense number of Houses and Streets building and laid out for building on Lord Southampton's, Mr. Portman's, Mr. Eyre's, and the Duke of Portland's Lands round Mary-le-bone Park; besides all which, in a very few years, the Vauxhall Bridge being completed, it may be expected that the flat Land through which the Road will go from the Bridge in the Neighbourhood of the open part of the Sewer, will be formed into Streets, and covered with Houses, the Drainage of all which will have at least a right to be carried through that Sewer. It is therefore utterly impossible that the open Sewer from Charlotte-street, Pimlico, to the Thames, can ever be made to convey into the Thames such a Drainage as it will in a very few years have to perform.

It has been suggested that a Basin might be made in the low grounds to receive all the Water during the time that the tide is above the level of the Lands, and the Mouth of the Sewer next the Thames closed; but the great quantity of Land required for such a purpose, and that Land becoming daily more valuable from the prospect of its being required for buildings when the Vauxhall Bridge shall be completed, and the expense of forming such a basin, and the nuisance to the Neighbourhood from such an immense extent of stagnant Water, charged with filth, the difficulty, labour, and expense of cleaning out, from time to time, such an immense Basin, make such a Scheme all but impracticable; and if the Drainage must be performed through those flat grounds, it would be better to continue a navigable Cut or Inlet from the

Thames,



Thames, in the line of the Common Sewer, as far back as to Charlotte-street, Pimlico, where the covered Drain ends, and embank the sides above the level of the high Spring Tides; the advantage of such a Cut would be, that the banks of it would become valuable for Wharfs and Buildings all the way, that it would be cleaned out every tide, and be of great advantage to the Neighbourhood round it; and if it were not that the intervention of the Green Park and Queen's Gardens offer insurmountable difficulties and render such a scheme hopeless, it would be of great public utility if such a navigable Cut were continued by the course of the present Sewer all the way from the Thames to Piccadilly; it might join the Canal in St. James's-park, and by that branch make a most ornamental piece of Water to both the Parks: but if such a navigable Cut were made, only as far back as the end of the present covered Sewer, namely, to Charlotte-street, Pimlico, the Thames would be brought even nearer than it would be at the end of Northumberland street; and the only objection that I am aware can be stated to such an open Cut is, that the high Water at high Spring Tides is above the level of the lower floors of the houses in the Neighbourhood of Buckingham-gate and Pimlico, and would be liable to overflow them. This is true; but there is no doubt that Valves on the entrance of the Drains from those houses into the Sewer would be shut by the rising tide, and the Water prevented entering those Drains, and that Security might be augmented by additional valves so placed, that if the former were neglected, or out of order, the second would become the barriers, and the number of those smaller Drains which enter into the Sewer might be lessened by receiving them into one or more common Drains, and those only enter the Sewer on which the Valves might be put, and therefore fewer required. But supposing the defects of the level Course or open Drain were so removed, still the covered Drain from the New Road to Charlotte-street, Pimlico, is incapable of performing its present Drainage, and is in so ruinous a state that a new Sewer must be made, or such an expense incurred in repairing and improving the old one, as would in all probability exceed the expense of a new Sewer, and the old Sewer so improved and repaired would retain many of its present inconveniencies; it would still pass under the houses, to the annoyance of the Inhabitants, and the difficulty and expense of future repairs, and the irregularity of its currents would still remain; nor, without a very considerable enlargement, would it even then be equal to the additional Drainage which in a few years it will have to perform.

I therefore consider, that if an adequate new Drain is not made, to empty itself into the Thames in the neighbourhood of Charing-cross, as Mr. Rennie proposes, or a new Sewer made to the present open Drain at Pimlico, (for the old Sewer cannot be made adequate) and there be received into a Cut from the River, or into the enormous Basin proposed to be made on the flat ground, to hold the upper drainage whilst the flood-gates next the Thames are shut (which I think all but impracticable), it will be absolutely necessary to provide a new Drain, even for the drainage of Mary-le-bone Park and its immediate neighbourhood above Oxford-street; and in that case the projected new Street from Mary-le-bone Park to Charing-cross, offers the shortest and most direct drainage that can be had, and to the best point of discharge into the Thames, namely, at the end of Northumberland-street, having all the advantages of Mr. Rennie's plan, and at the same time opening a source of permanent Revenue, or immediate gain to the Crown, or to any new establishment of Sewers which the Crown shall choose to form. Mr. Rennie's Sewer from the top of Baker-street to the Thames in Northumberland-street, he states to be 4,338 yards; that proposed by the new Street from the New Road to the same point at the Thames is 2,930 yards; and supposing both Sewers made by Tunnelling (which they may be), the former would cost £70,000, and the latter only £54,000.\*

\*Infra, p. 112.

If Mr. Rennie's Sewer is made, it will become necessary to alter all the Drains going into the old Sewer, and carry them into the new Sewer, or to build cross-walls in the old Sewer at different places, and appropriate the old Sewer as so many receptacles for the small Drains, and convey the contents by Cross Cuts into his new Sewer; and as this latter method would be least expensive and most practicable, it would in all probability be adopted; and perhaps the first of those Cross Cuts would be in the New Road, the next in Oxford-street, and the next in Piccadilly. Those Cross Cuts must therefore be added to the expense of the main Sewer, and would amount to at least £13,000, and make the whole expense of Mr. Rennie's Sewer £83,000.

If the new Sewer along the proposed new Street be made, a Cross Cut of only 460 yards from the old Sewer in Brook-street, through Hanover-square, and along Hanover-street, would connect the old with the new Sewer, and cut off and relieve the old Sewer from all the drainage above Brook-street, and leave the rest of it no more to perform than if properly repaired and improved it would be equal to. The expense of such a Cross Cut would be £8,000. Thus the new Sewer for draining Mary-le-bone Park being made, the Commissioners of Sewers may at an expense of £8,000 save the whole expense of Mr. Rennie's Drain, amounting to £70,000, and the Cross Cuts to £13,000 more, and would entitle the Crown to receive a proportionable compensation for the use of its Sewer, and which compensation might go in



No. 12. (B.) aid of making the new Street. The Revenue arising from the drainage which the new Sewer would have to perform, independently of receiving the drainage of the old Sewer above and North of Baker-street, would produce a very ample Revenue for the capital expended, supposing Mary-le-bone to be built upon, exclusive of what may be expected from the use which would be made of it by the houses about to be built on the Estates on each side, and at the back of Mary-le-bone Park.

The Tunnel Sewer about to be made through Hyde Park from the Bishop of London's Estate at Paddington, to join the present Sewer at Knightsbridge, will have to pass through the low Lands about Ranelagh and Chelsea, in an open Sewer, and therefore it is liable to the same objections as that of the King's Scholars Pond Sewer, passing through a great extent of the like flat ground; and I am of opinion that the open Sewer below Knightsbridge will be found inadequate to the additional drainage of the Tunnel proposed, without including Mary-le-bone Park; nor will it be situated in any degree convenient for the draining of that Estate. King's Scholars Pond Sewer intervenes between Mary-le-bone Park and the Hyde Park Tunnel; and any Sewer to convey the drainage of Mary-le-bone Park into that Tunnel, must enter the King's Scholars Pond Sewer, or pass over it or under it. The suggestion, therefore, that it might become useful to the drainage of Mary-le-bone Park, is unfounded; and if it were not too late to make the observation, I should say, that as long as there is any prospect of making Mr. Rennie's Sewer from the top of Baker-street to the Thames in Northumberland-street, there is no plea whatever for establishing a Tunnel through Hyde Park for the purpose of draining the Bishop of London's Estate at Paddington; for, the distance from the South-east corner of that Estate to Mr. Rennie's Sewer, where it would cross Oxford-street at the bottom of Baker-street, is only 400 yards. The Tunnel across Hyde Park, which they propose to make, will be 1,450 yards in length, will empty itself into an adequate open Sewer, and the same land might be drained by a Tunnel 400 yards in length, into an adequate and permanent Sewer, such as Mr. Rennie's would be.

Even should Mr. Rennie's Sewer be carried into effect, or give place to the Sewer proposed to be made for the purpose of draining Mary-le-bone Park, by the line of the new projected street to Charing Cross, a Tunnel of 1,400 yards made along Oxford-street would convey the drainage of the Bishop of London's Estate into that Sewer; and if King's Scholars Pond Sewer above Brook-street should be made to discharge its contents into that Sewer, it would only require a Tunnel from the Bishop of London's Estate into the King's Scholars Pond Sewer, where it crosses Oxford Road, and which is a distance of 870 yards. It is evident therefore, that in the event of either of the above Sewers being made, it will be unwise to drain the Bishop of London's Estate at Paddington into the inadequate open Drain below Knightsbridge, and consequently there would be no necessity for establishing a common Sewer through Hyde Park, which when made might, and would in time, become the Drainage of a much larger district of buildings. An Estimate of the cost of the Sewer here proposed, and the Revenue to be derived from it, will be found in Appendix, No. 4.



## No. 1.

ESTIMATES and PARTICULARS of the Revenue which may be expected to arise from Laying-out and Letting the Grounds of Mary-le-bone Park, in the manner laid down in the Second Plan\*.

THE following Estimates are made on the supposition that the Crown may become the immediate Lessor to those who build, and not by the intervention of adventuring Builders; at the same time the valuation is greatly less than adventuring Builders would exact from their Under-tenants, were they to be the Lessees of the Crown in the first instance. A middle course is steered between the Rents which adventuring Builders would give the Crown, and what they would exact from their Under-tenants. The first column contains the immediate Ground Rents which the Crown ought to obtain on Building Leases; the second is the probable value of the Premises at the end of the Ground Leases; the latter calculations are founded on the assumption that the value of this sort of Property would not decrease; if it should rise as it has hitherto done, the value would be immensely greater, and it may be reasonably expected, that as the Park Scenery will be perfect at the expiration of the terms, and commerce established on the Canals and Markets in its neighbourhood, the value of this property will not depreciate like that in other parts of the Town.

\* Supra, p. 100.

Feet of Houses.		Value of the immediate Ground Rent.	Value of the Property at the end of the Building Leases.
		£ s.	£ s. d.
1,620.	Round the Vegetable and Hay Markets - - at 10s. 6d.	850 10	2,400 — —
2,940.	Of Standings in these Markets - - 6s.	882 —	882 — —
1,150.	Of Houses round the Meat and Poultry Markets - 10s. 6d.	603 15	1,560 — —
1,180.	Of Standings in these Markets - - 6s.	564 —	564 — —
440.	Of Houses in the small Street leading from the New Road into the Markets - - - 10s. 6d.	231 —	660 — —
760.	Of Houses in the Street between the Market Places, East to West - - - 7s. 6d.	285 —	1,140 — —
500.	Of Houses in front of the Butchers Market - 10s. 6d.	262 10	1,000 — —
1,710.	Of Houses in the Street from ditto, being a continuation of the Street, Northwards to the Terrace - - 10s. 6d.	897 15	2,400 — —
8,540.	Of Buildings round the Bafins and Canal on each side to the Barracks - - - 10s. 6d.	4,483 10	12,600 — —
8,540.	Of Wharfs to the Canal - - - 10s. 6d.	4,483 10	8,966 — —
390.	Of Houses in the small Crescent at the end of the Bafin 10s. 6d.	204 15	760 — —
3,770.	Of Houses in the Circular Road from the small Crescent to the Road leading to Hampstead, and on to the end of the Road terminating at the South end of the Terrace - 12s.	2,262 —	7,500 — —
1,310.	Of Houses in the Circular Road in front of the Barracks 10s. 6d.	687 15	2,400 — —
970.	Of Houses in the Circular Road to the Crescent - 12s.	582 —	1,920 — —
1,290.	Of Houses in the Circular Road at the end and behind the Crescent to the Barracks - - - 10s. 6d.	677 5	2,520 — —
1,935.	Of Houses in Ditto Road from the end of the Crescent to the Grand Junction Canal, bordering on the Land belonging to the Duke of Portland and the heirs of the late — Eyre, esq. 12s.	1,161 —	3,660 — —
1,650.	Of Houses in the Circular Road from the Canal to the intersec- tion of Baker-Street - - - 12s.	990 —	3,300 — —
600.	Of Houses in Ditto Road from the above to the angle towards the New Road - - - 20s.	600 —	1,600 — —
1,800.	Of Houses in Ditto Road, home to the continuation of Portland Place - - - 20s.	1,800 —	6,000 — —
1,910.	Of Houses in the Terrace, back of the continuation of Portland- street - - - 20s.	1,910 —	6,100 — —
280.	Of Houses on the South end of the Terrace - 20s.	280 —	900 — —
6,890.	Of Houses in the continuation of Portland-street, including both sides of the street, but not the buildings marked on the Plan with red and yellow - - 10s. 6d.	3,617 5	10,320 — —
1,690.	Of Houses forming the Circus at the end of Portland Place 20s.	1,690 —	7,500 — —
290.	Of Houses in the Line of the Circular Road, from the corner of the street entering the Circus to the continuation of Portland- street - - - 15s.	217 10	600 — —
1,340.	Of Houses in the 1st Square from the Circus - 20s.	1,340 —	7,000 — —

(continued.)



Feet of Houses.		Value of the immediate Ground Rent.	Value of the Property at the end of the Building Leases.
		£ s.	£ s. d.
1,100.	Of Houses in the 2d Square - - - 20s.	1,100 —	5,100 — —
1,100.	Of Houses in the 3d Square - - - 20s.	1,100 —	5,100 — —
350.	Of Houses the corner of the Circular Road and the First Square - - - 15s.	262 10	720 — —
1,700.	Of Houses on the sides of the Road leading to the double Circus and the West side of the Road on the Line of Portland-place - - - 15s.	1,275 —	4,480 — —
460.	Of Houses on the West side of the continuation of Portland-place - - - 15s.	345 —	1,040 — —
240.	Of Houses in the same Line to the angle of the Street leading to the small Circus - - - 15s.	180 —	640 — —
2,300.	Of Houses in the Street leading from the small Circus to the Road leading to Hampstead and Highgate - - - 15s.	1,725 —	6,080 — —
1,740.	Of Houses round the small Circus - - - 15s.	1,305 —	4,640 — —
225.	Of Houses in the Street Westward of the Circus, between the Circus and the Canal - - - 15s.	168 15	640 — —
1,090.	Of Houses in the continuation of the Street to the Square - 15s.	817 10	2,880 — —
1,820.	Of Houses in the Square - - - 15s.	1,365 —	4,800 — —
1,010.	Of Houses in the Street leading from the Square Northward, into the Circular Road - - - 15s.	757 10	2,640 — —
2,480.	Of Houses in the Street leading from the Square Southward, into the Circular Road - - - 15s.	1,860 —	6,480 — —
950.	Of Houses in the Crescent - - - 15s.	712 10	2,480 — —
900.	Of Houses on the North-west side of the Street leading from the continuation of Baker-street, towards the lesser Circus - 15s.	675 —	2,400 — —
1,000.	Of Houses on the South-east side of the Street looking into the Park - - - 15s.	750 —	2,640 — —
860.	Of Houses in the Street leading from the continuation of Baker-street to the double Circus - - - 20s.	860 —	2,660 — —
1,900.	Of Houses round the inner Circus - - - 15s.	1,425 —	6,300 — —
3,400.	Of Houses round the outer Circus - - - 21s.	3,570 —	15,000 — —
	29 Buildings for detached Villas for the occupation of the Ground forming the Parks, at £50 a year Ground Rent each -	1,450 —	4,350 — —
	226 Acres of Ground forming the Parks let with the Villas, at £10 per Acre per Ann. - - -	2,160 —	2,160 — —
920.	Of Houses in the continuation of Harley-street - - - 15s.	690 —	1,860 — —
1,710.	Of Houses on a Line with the New Road between the said Road and the Circular Road, opposite to the end of Harley-street and Devonshire-place - - - 7s.	598 10	1,600 — —
4,755.	Of Ground for Mews, at 5s. per foot, coloured red - - -	1,188 15	2,377 — —
	Ground Rents for Taverns, Hotels, Ale-houses, and public Buildings, coloured yellow, £320 per Annum - - -	320 —	3,200 — —
	Site of ground taken for Barracks, at per annum - - -	1,100 —	1,100 — —
	Compensation in Rent for Ground required for the projected Canal from Paddington to the Thames, 7 Acres of ground, at £15 per annum - - -	105 —	105 — —
		59,429 —	187,724 — —



No. 2.

ESTIMATE of making and gravelling the Two Circular Roads, planting the Parks, and enclosing them with Park Paling, and forming the Ornamental Water.\*

	£.	s.	d.
6,000 yards of Road, 50 feet wide, made and gravelled, in the outer Circular Road	6,300	—	—
910 rods of Park Paling	2,275	—	—
1,700 yards of Road, 50 feet wide made and gravelled, in the inner Circular Road	1,785	—	—
382 rods of Park Paling	955	—	—
To planting the outer and inner Parks	800	—	—
	£	12,115	—

\* Supra, p. 98.

No. 3.

CALCULATIONS of the Value of Houses and other Buildings required to be purchased for making the new Street ; the Value of the old Materials to be taken down and fold ; and of the Value of the Ground on the sides of the New Road, to be left for building.\*

IN forming the following Valuations, I have supposed the Crown to become the purchaser of the property required ; those parts which do not belong to the Crown, I have valued in fee ; but of those where the fee is already in the Crown, I have valued the buying of the existing Leases. The fee of the whole being then in the Crown, the produce of the Materials of the buildings to be pulled down, and the ground-rents produced by letting the ground on building leases, will be the Revenue to the Crown, in lieu of their present reserved Rents ; and as an interest for the capital which the Crown shall expend in the purchases required. I have also classed the valuations under five distinct heads ;—the Improvements between Charing-crofs and the Hay-market, making the first head ; the Improvements in Pall-mall, and in the new Street from Pall-mall to Piccadilly, making the second head ; the new Street from Piccadilly to Oxford-street, making the third ; from Oxford-street to Mary-le-bone, the fourth ; and to continue Charles-street into the Hay-market, the fifth head.

1st Valuation :

To continue Pall-mall in a straight line to the front of St. Martin's Church, of the breadth of Pall-mall in its widest part : to widen the Hay-market in the front of the Opera-house, so as to place that building in the middle of the Square formed in front of Carlton-house : to widen Cockspur-street, by taking down the houses on the south side from Warwick-street to the south-east corner of Pall-mall, and placing them further back, and forming a Crescent where the Great Mews now is.

\* Supra, p. 106.

		Value of the Houses and Materials.	Amount of the Purchase.	Annual Ground Rents.
	13 houses to be purchased in Cockspur-street, not belonging to Government	£ 32,500	£	£
	The purchase of the existing leases from the Crown of 16 houses in the Hay-market and Cockspur-street, and 25 smaller houses in Hedge-lane and other streets	35,000		
	The value of the materials of those houses to be fold	67,500 9,600		
	The revenue to the Crown of the new Streets to be formed between Charing-crofs and the Haymarket :		57,900	
800	Feet of building-ground, being the continuation of Pall-mall to St. Martin's church.			
904	Feet in Cockspur-street.			
400	Feet in the new Circus where the Great Mews is.			
300	Feet in the Hay-market, being one side of the Opera-house Square.			
2,404	Feet of building-ground, at £3 per foot			7,212 —

(189.)

F f

(continued.)



		Value of Houses and Materials.	Amount of the Purchase.	Annual Ground Rents.
	2d Valuation :	£	£	£
	To widen the entrance from Pall-mall to Charing-crofs, by taking away the houses between Pall-mall and the South end of the Opera-house ; to remove the houses between the Opera-house and St. Alban's-street, and also the houses on the west side of St. Alban's-street, and form a Square opposite Carlton-house, of the breadth of Carlton-house, and make a street 100 feet broad, opposite the portico of Carlton-house, in a straight line to Piccadilly, forming a Circus at its junction with Piccadilly.			
	The fee of the whole of the houses required for this part of the Plan, is in the Crown, and is let by leases to various persons, at various reserved Rents ; and the existing terms of the leases vary from 1 to 51 years, the value of which to purchase is	87,620		
	Deduct the value of the building materials to be sold	14,850		
			72,770	
	The Revenue to the Crown from the new Streets to be formed between Pall-mall and Piccadilly :			
260	Value to the Opera-house of a front to Pall-mall, as a Rent Feet of building-ground in lieu of the west side of St. Alban's-street.	-	-	100
250	Feet of building-ground on the west side of the Opera-house, or as a ground-rent for the augmentation of the Opera-house, or any other public building.	-	-	
1,030	Feet of street opposite the portico of Carlton-house.	-	-	
195	Feet in the Circus at the end of the street at Piccadilly.	-	-	
1,735	Feet total building-ground, at £3 per foot	-	-	5,205
	3d Valuation :			
	Continuation of the new Street from Piccadilly into Oxford Road, terminating at the North end of Swallow-street and King-street :			
	Value of 81 houses in Swallow-street, not belonging to the Crown	52,260		
	- - - 72 houses in King-street, not belonging to the Crown	40,452		
	- - - 3 houses in Silver-street, not belonging to the Crown	1,440		
	- - - 4 houses in Glasshouse-street, not belonging to the Crown	3,840		
	- - - 10 houses in Leicester-street, not belonging to the Crown	5,460		
	- - - 53 houses in Warwick-street, not belonging to the Crown	27,780		
	- - - Roman Catholic Chapel	1,920		
	- - - King-street Chapel and School	4,200		
	Value of the existing Leases from the Crown :			
	Of 21 houses in Swallow street			
	- 5 houses in Beak-street			
	- 8 houses in King-street			
	- 4 houses in Brewer-street			
	- 14 houses in Sherrard-street			
	- 6 houses in Francis-street			
	- 35 houses in Vine-street			
	The Court of Requests in Vine-street			
	- 5 Coach-houses and stables between Vine-street and Air street	86,190		
	- 4 houses in Glasshouse-street			
	- 9 houses in Piccadilly			
	- 32 houses in Air-street			
	- 8 houses and 11 other buildings in Castle-street			
	- 39 houses in Mary-le-bone-street			
	- 9 houses in Gibbon-court			
	Deduct the value of the materials of the foregoing buildings to be sold	223,542 32,721		
			190,821	

(contin.)



		Value of Houses and Materials.	Amount of the Purchase.	Annual Ground Rents.
	The Revenue to the Crown, from letting the ground on each side the new Street for building :	£	£	£ s.
3,640	Feet of building-ground in the Street.			
1,500	Feet of ditto round the new Square.			
5,140	Total feet, at £2 12s. 6d. per foot - - -	- - -	- - -	13,492 10
195	Feet of building-ground in the Circus next Piccadilly, at £3	- - -	- - -	585 —
	For the site of the ground in the centre of the Square, for a Theatre or other public building - - -	- - -	- - -	300 —
	4th Valuation :			
	The continuation of the new Street from Oxford-street to Mary-le-bone Park, through Portland-place, 100 feet broad.			
	The purchase of 21 houses in Princes-street - - -	55,600		
	The purchase of part of the gardens on the East side of Cavendish-square - - -	9,000		
	The purchase of 4 houses in Mortimer-street - - -	16,000		
	The purchase of stables between Cavendish-square and Ed- ward-street - - -	4,000		
	Purchase of premises to connect Mortimer-street with Foley- gardens - - -	4,000		
		88,600		
	N.B. The street is supposed to be continued by Lord Foley, from this place, through his premises to Portland-place.			
	Value of the materials of the buildings to be sold - - -	17,600	71,000	
	Revenue to the Crown, for letting the ground on each side of the Street for building :			
	500 feet of building-ground, at £2 2s. - - -	- - -	- - -	1,050 —
	5th Valuation :			
	To continue Charles-street, St. James's-square, to the Hay- market.			
	The fee of all the houses required for the above purposes, is in the Crown, and to purchase the existing Leases, is worth	8,640		
	The value of the materials of the buildings to be sold -	1,328	7,312	
	The Revenue to the Crown, by letting the ground on the side of the street for building, would be :			
	230 feet of front to Carlton-house and Pall-mall, at £3 -	- - -	- - -	690 —
	Value in rent to be given for a North front to the Opera-house	- - -	- - -	100 —
		£	399,803	28,734 10



N<sup>o</sup> 12. (B.)

No. 4.

ESTIMATE of the Cost of the Common Sewer for draining Mary-le-bone Park, by the new Street to Charing-crofs; and of the Revenue which may be expected to arise from rating the houses in the same manner and proportion as the Commissioners of Sewers practise.\*

\*Supra, p. 107.

Cost of the Sewer from the New Road to the Thames, at		
Northumberland-street, Strand	-	- £54,000 — —
Cost of the Sewer in Mary-le-bone Park, to drain the houses,		
and connect with the foregoing Drain	-	- 58,330 — —
Total Cost of the Sewers	-	- £112,330 — —

Revenue to be derived from a tax or rate of 8*d.* in the pound, on the rents of the houses:

Rents of houses on the sides of the new Street from the New Road to Northumberland-street, £159,600. at 8 <i>d.</i> in the pound	-	- £5,320 — —
Rents of houses proposed to be built on the ground of Mary-le-bone Park, according to the Plan proposed, £413,550. at 8 <i>d.</i> in the pound	-	- 13,785 — —
Total annual Revenue to be produced from the Sewers	-	- £19,105 — —

The above Calculation is exclusive of the drainage of any of the houses building on the adjoining Estates, or from the houses of any of the collateral streets to the new Street.

If the Commissioners of Sewers make use of this Sewer, by making a Cut into it from Brook-street, through Hanover-square and Hanover-street (as suggested in the Report on the Sewers), and by that means relieve their own Sewer from all the drainage above Brook-street, the advantage to them will be as follows:

The Cost of Mr. Rennie's Sewer from the North end of Baker-street, to the Thames, in Northumberland-street, would not be less than	-	- £70,000 — —
And the collateral Cuts from the old Sewers into it, at least	-	- 13,000 — —
		83,000 — —
The suggested Cut from the old Sewer in Brook-street, through Hanover-square into the Mary-le-bone Sewer, would not exceed		8,000 — —
To be saved by the Commissioners of Sewers	-	- £75,000 — —

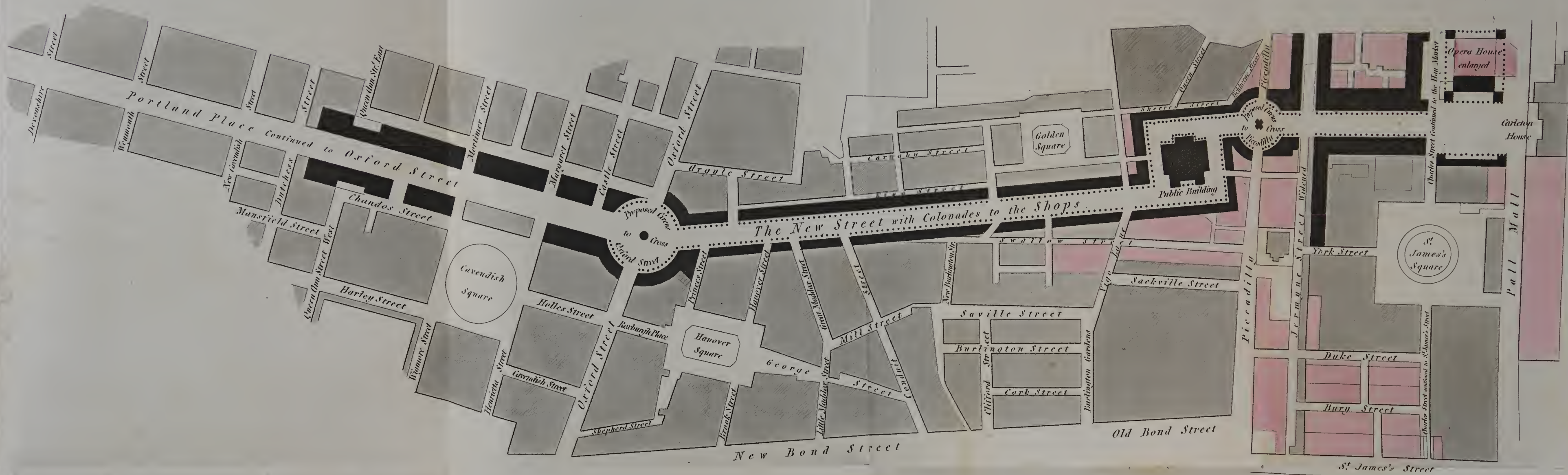
A reasonable partition of which may be expected by the Crown.

[Here follows Mr. Nash's Plan of a New Street.]

PLAN



PLAN  
OF A NEW STREET FROM CHARING CROSS TO  
PORTLAND PLACE.









October 13th 1806.

\*Supra, p. 19.

REPORT of the COMMITTEE of the COMMISSIONERS of SEWERS, appointed by an Order of Court on the 10th October 1806, for viewing the state of the Open Sewer from Pimlico to the Thames.

IN proceeding on the general business of the View, the first object that engaged the attention of the Committee, was, the Damage occasioned by the late overflow of the main Sewer, the water having passed over the side-walls into the grounds of John Elliot, Esq. the garden of Joseph Fryer and others, which are on this side of the two-foot bridge in the Willow Walk; and also over the gardens beyond it, extending nearly three quarters of a mile in length; destroying the crops throughout the whole of this great space, besides the great damage done on other lands.

This evil has been regularly increasing from year to year, as the Petitions from the distressed sufferers have too well evinced; distresses that call aloud for active interference.

Evidence was given to the Committee, that in former floods the water did not rise to the level of the rope-walk at the side of Fryer's garden; that it has gradually increased in height above the walk, within the last five years, and now rises to more than two feet above it.

The Committee then proceeded to examine into the Defects of the Sewer; which appeared to them to be principally as follows:

Where the Sewer discharges into the Thames, the neighbouring Meadows are about six feet beneath the surface of high water, at high spring tides. In passing through the bank that confines the River, the Sewer is separated into two diverging branches, each of which has a flap to close an opening of about three feet by two feet six inches, both at the same level; the bottoms of which are somewhat more than twelve feet beneath the river water at high spring tides; the openings to which these flaps are suspended, are very inadequate to a speedy discharge, when the Sewer is much filled with water. This is a subject of great importance, when it is considered that the time which is occupied in the River rising from the bottom of the flaps, and again descending to the same level at high spring tides, is usually about nine hours, during which there can be but little emission, great damage always ensuing when a violent storm of rain falls during that period. The Committee were surprised, on being informed that the evil was much increased by the operation of these flaps, which are opened by machinery, a man being engaged by the Commissioners for that purpose. By the laws of Hydrostatics, these flaps should be capable of being easily opened, as soon as the river water descends below that in the Sewer; but it is stated, that when the water at each side of the flaps, is at a considerable height above them, the flaps cannot be opened, with all the aid of the machinery, until the river water has descended to three feet below the water in the Sewer.

There is a want of capacity in the main Sewer, from that part which is walled in Fryer's garden, to where it joins Mr. White's premises. The gardeners of the contiguous land between those points, have been allowed to plant trees on the banks of the Sewer. The disposition to make the most of a seeming advantage, has occasioned a continual encroachment on the Sewer: this class of men being inattentive to the ruinous consequence which in one day may be brought on themselves, and of the accompanying devastation that may be produced on the lands of their neighbours.

For the relief of the main Sewer, when overcharged, collateral Sewers of considerable breadth appear to have been contrived; they are too systematic to have been the effect of chance; or the promiscuous work of the neighbouring Landholders: they nearly pass round three sides of Tothill Fields, and also between Tothill Fields, the main Sewer, and the River; they are in many places interrupted by Dams, and from long neglect are nearly choked up and useless; the greater part, if not the whole of these collateral Sewers appear from evidence to have been formerly under the management of the Commissioners. The Committee received information, which information was also confirmed by their own observation, that the channels destined to receive the surplus water of the main Sewer, in the time of high tides, united with the main Sewer without any impediment to the free passage of the water, but that the branches destined for draining particular districts, invariably have, and it is stated always had, valved flaps where they communicate with the main Sewer; this they found to be the case with all the Sewers on the West side of the main Sewer, and the only one that has a valved flap on the Tothill side, is a draining Sewer from Westminster, that communicates with the main Sewer at the two-foot bridge immediately at the end of Fryer's garden.

The Decree of the Commissioners for collecting the rates for this Sewer, contains a Statement, that King's Scholars Pond, in Tothill Fields, formed a part, from time immemorial, with the Sewers under the care of this Commission; no pond is there known at this time under that name, but if search should be made, probably more documents would be found relative to the same subject; the only pond answering the description is now called Duck Pond, which, though small, evidently appears susceptible of being extended over a large tract of common land, in relief of the Sewers at the time of floods; this common land forms a natural basin, but from neglect of the communications, does not now answer the purpose of relieving the Sewers. The Committee could not learn that there was any increase to this pond, by water from the main Sewer during the late floods.



N<sup>o</sup> 12. (C.)

The information derived from Job Cary, a man considerably advanced in years, merits particular notice: he was formerly employed by the Commissioners to cleanse the collateral Sewers, on the Tothill side of the main Sewer. He states, that what is now called the Great Duck Pond, was called King's Scholars Pond, when he was concerned in these works, and that he regularly casted the channels leading to it from the main Sewer, for the Commissioners. There was also another Pond, ultimately called the Little Duck Pond, the site of which is now occupied by the Military Hospital and its garden: he states that there was also a channel likewise casted by him for the Commissioners, which led to this Pond from the main Sewer.

Much of the surface that formerly received the surplus water of the Sewer, during the continuance of a high tide, is now raised or otherwise occupied. The little Duck Pond is completely annihilated, as has been observed. Several Roads have been formed over Tothill Fields and through King's Scholars Pond, raised, according to the expression of a person who was concerned in making one, by bringing there an incalculable quantity of rubbish. Rubbish continues still to be brought and deposited in Tothill Fields in large quantities; the effect of this procedure, in the course of time, must be evident. The space that formerly received the water is already reduced; the water, when impeded by the tide from passing into the Thames, must find a receptacle: if it is deprived of the low ground on waste land, it must spread over parts that are cultivated, carrying destruction wherever it goes; for, as it was stated and shown to the Committee, the water from the Sewer is of so noxious a quality, that it poisons every herb affording nourishment either to man or beast.

In the course of this View, the Committee made particular enquiry in what Officer's department it was to watch and prevent, or to give notice of any sudden impediment or annoyance committed on the open Sewers: They could not learn that any one considered it to be part of his duty.

The Committee cannot help suggesting, that the evils which occasioned their being called upon this View, have arisen, in a great measure, from a mistaken economy of the public money. It is in evidence, that the cleansing of the open Sewers, and the maintenance of the Embankments, was formerly done at the charge of the Commissioners; which the Committee are assured is also corroborated by their books. Some years since (said to be about twenty) application was made and leave was granted to the cultivators of the contiguous lands, to plant ozers at the sides of the Sewers, under the supposition that those plantations would defend the banks, and that the embankments would be maintained without any charge to the Commissioners. Since then, little more has been done, on the part of the Commissioners, than sometimes giving notice to a cultivator at the side of the main Sewer, to make good an observed breach. In the transferring of the care of these works from the Commissioners to the individual neighbours, the cause of the declension of the Sewers becomes evident.

In considering of the remedies, the Committee confined their attention to the relief of the Sewer, from the walled part in Fryer's garden to the Thames; leaving the prudence of letting down more water from the Town, to an after consideration: it being obvious, that at present, such a procedure would be extremely impolitic, when so much damage ensues from the water now received. The first object that appeared to them to require attention, was the getting a speedy discharge into the Thames, as the high water subsides; for this purpose, it may be necessary,

To enlarge and deepen the main Sewer near the River; to increase the number or enlarge the flaps, and to form them on a construction that may always admit of their being opened, when the water on both sides is at the same level:

To widen the main Sewer beyond the walled part in Fryer's garden, with broad, strong and high embankments, to be preserved clear of any planting, and of a certain breadth:

To rebuild and enlarge the two-foot Bridge over the main Sewer:

To restore all the collateral Sewers for receiving the surplus water, with regulations for their being periodically casted and maintained of a consistent breadth; valved flaps at the sides of the main Sewer to be only allowed to the draining Sewers from the west side, and from Westminster, north of the two-foot Bridge:

To restore King's Scholars Pond for the great reservoir in violent storms of rain, at the time of high water, with additional Channels from the main Sewer to the same; one or more additional emissories may be made near the White Houses, about midway between the present flaps and Grosvenor House, for quickening the discharge from the collateral Sewers and King's Scholars Pond, when loaded with superabundant water:

The man who has the care of the flaps at the Thames, to be wholly retained in the service of the Commissioners; his attendance at the flaps is wanted about the time of high water; in the intervals he may be occupied in watching the Open Sewers, which may be put under his charge for that purpose.

These Remedies are submitted by the Committee, only as those hastily suggested at the time of making the View; but, being a subject of considerable consequence to the public welfare, they are aware that it demands mature consideration; and being altogether in the department of engineering, they recommend that application be made to a person in that profession, for his opinion thereon.



A REPORT presented to the COMMISSIONERS of SEWERS for the City and Liberty of Westminster, and part of the County of Middlesex, on the 13th of April 1808; respecting the Defects in KING'S SCHOLARS POND SEWER, and the Mischiefs arising therefrom.

By WILLIAM TREADGOLD, Surveyor to the Commissioners.

HONOURABLE SIRS,  
PURSUANT to your Order of the 1st instant, to prepare a Report of the Defects in King's Scholars Pond Sewer, together with the Mischiefs arising therefrom; I beg leave to submit, on the subject of the Defects of the Sewer, an Abstract from the Survey made by me, and described in a book of drawings now in your Office.

It is not in my power to state a full account of the Mischiefs which are the natural consequence of the Defects of this Sewer; many persons having for a long time been deterred from representing their cases, from a belief that the evil was incurable; others having been discouraged by not procuring relief in consequence of their complaints; and, latterly, the sufferers have been appeased by the assurance of a remedy being under consideration. The Minutes of the Commissioners, however, show circumstance of deplorable distress; from which and from some information which I have been able to collect, I shall point out circumstances in the course of the Sewer, which I hope will suffice for bringing to your minds some idea of the Mischiefs which are felt in the several neighbourhoods.

ABSTRACT from the Survey of KING'S SCHOLARS POND SEWER.

Height of the Sewer.*	Breadth of the Sewer.	OBSERVATIONS:
Ft. In.	Ft. In.	
		This Sewer, from its commencement on the south side of Hampstead, to Crown Bridge in Park-place (being the continuation of Baker-street, on the north side of the New Road), is an open watercourse, which is supplied by several springs.
5. 0. 5. 10.	5. 6. 5. 6.	At Crown Bridge the arched Sewer commences. From Crown Bridge it passes under a house in Park-place, and takes its course down Park-street to Alfop's Mews.
4. 9. 4. 3.	8. 4. 5. 3.	From the Mews it passes under Alfop's Buildings in the New Road, and crossing the New Road, passes under a house in York-place, opposite to Alfop's Buildings, taking a direct course to York-street. Under Alfop's Buildings the Sewer is built with inferior materials, and is now very much decayed; the bottom in several places is blown up.
5. 6.	5. 7.	In York-street it turns nearly at right angles, at two places, within a few yards of each other, in its way to Spring-street.
5. 2. 5. 6. 5. 6. 4. 5.	5. 4. 5. 6. 5. 6. 5. 4.	From York street it passes down Spring-street, Dorset street, Manchester-street, and South-street.
		In Spring-street a considerable length of the Sewer was lately rebuilt at the expense of the Commissioners, and much still remains in a defective state. In Dorset-street and Manchester-street the bottom has failed in several places.
		Most of the houses in this neighbourhood are not properly drained.
4. 3.	4. 4.	From South-street the Sewer passes down Mary-le-bone-lane, to the north end of John's court.
		From

\* Where the Sewer, in any one of the lengths here described, is of two or more different sizes, the smallest is noticed,



Height of the Sewer		Breadth of the Sewer		OBSERVATIONS.
Ft.	In.	Ft.	In.	
				From South-street down Mary-le-bone-lane, to opposite Bentinck-street, the Sewer is nearly upon a dead level; a considerable part of it is very ruinous, and the soil here collects in great quantities.
				In this neighbourhood the water rises from the Sewer into the lower story of the houses in ordinary rains.
				From Mary-le-bone-lane the Sewer passes under the houses on the east side of John's-court, under houses in
5.	2.	4.	4.	Barret's-court, and under buildings through
6.	0.	5.	6.	Stratford-place Mews to
6.	3.	5.	6.	Oxford-street, where it passes under the Stratford Coffee-house.
6.	3.	5.	6.	
				Under Oxford-street there is a Pier built in the Sewer, and a small arch turned over on each side, which has been termed a breakwater, and appears to have been placed for the purpose of preventing the water from passing down too rapidly.
				The houses in Henrietta-street, in James-street, Edward-street, and Wigmore-street, and most of the houses in that neighbourhood, near to the line of Sewer, are flooded in heavy rains; an instance of which is the case of Mr. Pinsent, a baker, residing at the corner of Edward-street and James-street, who lately petitioned your Honourable Court, praying to be remunerated for the loss he had sustained by the overflowings of the Sewer, whereby he had a great quantity of flour and other articles spoiled, and his business interrupted for several days; this he states to be frequently the case in storms.
4.	0.	6.	0.	From Oxford-street the Sewer passes between
5.	9.	4.	0.	South Molton-street and South Molton-lane, under houses the greater part of the way to
7.	1.	7.	6.	Lower Brook-street, opposite to Avery Row; a great part of which is very much decayed.
				The melancholy event, and the enormous expense incurred by the bursting of the Sewer under houses at the north end of South Molton-lane, are circumstances that happened too recently to require being detailed here.
				The lower streets between Oxford-street and Brook-street, in the neighbourhood of this Sewer, are flooded in heavy rains; and petitions have been presented by persons inhabiting those houses, stating the great destruction of their property by the overflow of the Sewers.
				From the New Road to Brook-street the Sewer is not of sufficient depth to drain the houses in any of the lower streets bordering on the line of it; the drains from the houses necessarily enter the Sewer close to its bottom, and consequently are choked up by any trifling deposition of fullage; and much of the district between the main Sewer and the Edgware Road, is badly drained for want of sufficient current.
5.	10.	6.	9.	From Lower Brook street the Sewer passes down
7.	3.	7.	1.	Avery Row, in a direct line to Lower Grosvenor-street.
		3.	10.	About the middle of Avery Row there is a contraction, whereby the Sewer is reduced in breadth to three feet ten inches.
7.	3.	7.	1.	From Grosvenor-street it passes under a house nearly opposite to Avery Row,
4.	9.	8.	3.	and from thence under buildings to Bruton-street, which it crosses, and then takes
4.	6.	8.	2.	an irregular course down South Bruton Mews, and under buildings nearly all the way to the north end of Berkeley-street.
				From Bruton-street to Berkeley-street the Sewer is full of contractions and breakwaters, which have evidently been built for the purpose of checking the impetuosity of the water, as in the instance before stated; and some parts of this length are very much decayed.
		3.	8.	There is a Pier in the Sewer of South Bruton Mews erected for a foundation to part of a house (formerly Lord Howe's) which is a great impediment to the passage of the waters, the Sewer being there reduced to three feet eight inches in breadth.
				In all the neighbourhood of Berkeley-square along the course of this Sewer, from Grosvenor-street to Berkeley-street, the lower stories of the houses are inundated three and four feet deep during violent rains; one instance may suffice for the rest.



Height of the Sewer.		Breadth of the Sewer.		OBSERVATIONS.
Ft.	In.	Ft.	In.	
				<p>The house of Lord Douglas, in Bruton-street, is subject to the overflowings from the Sewer in those storms which usually occur in summer; every time blowing up the stone pavements of the basement floor. Formerly those pavements were reinstated immediately after every such occurrence; but the inundations have of late years taken place so repeatedly, that it has been found advisable to leave the pavements in the disordered state into which they are thrown, until a short time before the family is expected in town for the winter: the rot continually pervades the wood-work of the lower story, and whenever the floor is removed on that account, the earth beneath is found to be in a state of mud, although the Drains are kept clean and in the most perfect order the case will admit.</p> <p>Several of the houses in the same street have been deserted, and have remained unoccupied for a considerable time, on account of the mischiefs that the Sewer occasioned to them</p>
6.	0.	6.	3.	<p>From Berkeley-street the Sewer takes an indirect course across the garden and under Lansdowne House, on the South of Berkeley-square, and continues to pass under buildings to Little Clarges-street, and from thence under buildings to Curzon-street.</p> <p>Under Lansdowne House, and for a considerable length, the Sewer is a circle only four feet six inches in diameter.</p> <p>The contracted part under Lansdowne House, has been the subject of complaint for several years; and the mischiefs arising therefrom have, by the extension of the town, gradually increased to its present alarming magnitude.</p> <p>In the summer of 1806, I directed an opening to be made in Lansdowne Garden, for the purpose of making observations during storms, and I have seen the water rise there eleven feet above the bottom of the Sewer in seven minutes and a half, after which it did not materially increase in height, although the rain continued for a considerable time, the water having found a vent in all the lower stories of the houses in that neighbourhood, which appeared by the confusion the inhabitants were instantaneously thrown into, and the foot-path leading from Berkeley-street to Bolton Row being flooded nearly two feet in depth.</p>
4.	6.	4.	6.	
A Circle.				
5.	3.	4.	6.	
4.	9.	4.	4.	<p>From Curzon-street the Sewer passes down part of Half-Moon-street, it then turns suddenly to the west, and with an indirect course passes under houses and buildings, nearly all the way to the lower part of Piccadilly, in which length the dimensions are various, and parts are decayed.</p> <p>From Piccadilly the Sewer passes down the Green Park, and crosses Saint James's Park, at the west end in front of the Queen's Palace, to Buckingham Gate.</p> <p>The Sewer from Piccadilly continues of the same size through the Park; the form is that of an Ellipsis. The fall of the Sewer to the bottom of the Green Park, with a few exceptions, is from half to three quarters of an inch to ten feet.</p>
8.	9.	4.	6.	
5.	3.	5.	6.	
5.	0.	8.	0.	<p>From Buckingham Gate it passes along Stafford Row and part of Stafford Place, where it turns suddenly under the houses, and takes a direct course to Charlotte-street.</p> <p>The Queen's Palace has lately suffered much from the overflowing of the Sewer; a few years past, the lower floors were raised to what was judged to be a sufficient height to overcome this inconvenience, since which, the inundations have so much increased, that the Palace is again subject to the same evil.</p> <p>From Charlotte-street it is an open Sewer to the Thames, passing at the side of Mr. Penny's timber-yard and the Stag brewhouse premises, having side-walls in its continuation from Charlotte-street, for about four hundred and thirty yards in length.</p> <p>At Brewer-street the passage of the water is divided for about fifty yards, under a bridge and buildings belonging to the Stag brewhouse premises, which impede the passage of the water; nevertheless the effect of the torrent has been so great beyond this bridge, as frequently to force down the walls built by the Commissioners for the protection of the Sewer, as well as for the protection of the adjoining lands.</p>
An Ellipsis.				
6.	6.	6.	2.	
5.	0.	8.	0.	<p>From</p>
An Ellipsis.				



Appendix, No. 12. (D.)—*continued*.N<sup>o</sup> 12. (D.)

Height of the Sewer.	Breadth of the Sewer.	OBSERVATIONS.
		<p>From the walled part, the Sewer takes an indirect course through the low lands on the west side of Tothill Fields, and discharges into the river Thames at Milbank, nearly opposite to Vauxhall.</p> <p>The average fall of the open Sewer is about one-eighth of an inch to ten feet.</p> <p>The top of the wall at the side of the Sewer, by the Stag brewhouse premises is about two feet four inches under the high spring tides; the banks of the Sewer from thence to the river are, on an average, five feet four inches under the high spring tides; and the bottom of the Sewer, where it passes under Milbank at the issue into the river, is about thirteen feet below the high spring tides.</p> <p>During high water the Sewer does not discharge into the river Thames, the communication being stopped by flaps constructed for the purpose of protecting the neighbouring grounds from being overflowed by the tides.</p> <p>The discharge of the drainage from this large district being only obtained at intervals, which are regulated by the tides, is a circumstance that has of late years produced incalculable mischief. When a great fall of rain occurs while the river water is near its summit, the banks of the Sewer are overflowed, and a vast tract of cultivated land (chiefly market gardeners') is instantly laid waste.</p> <p>The deplorable situation of the occupiers of these grounds, and other premises in the same quarter, when those devastations take place, has been represented in a Report of a Committee of the Commissioners, dated October 13, 1806.</p>

Supra, p. 99.

HAVING stated what occurred to me on the several parts, in proceeding along the Sewer I think it necessary here to advert to the general consequence of the various breakwaters and contractions.

It is obvious, that the breakwaters have been built in the Sewer from time to time, to check the impetuosity of the water, each one to relieve an evil which existed in its neighbourhood; but in doing this the effect of impeded water was only removed from a lower to a higher part of the district.

There is a want of increasing capacity as the Sewer advances; the size of the Sewer varies in an order the reverse of what it ought to do; instead of increasing in capacity as it proceeds, it is variously contracted from the New Road to Half-Moon-street, Piccadilly, in which last place it is considered to require an increase of more than half of the capacity which the Sewer obtains at the New Road.

If all the obstructions that occur in the present Watercourse should be removed, and a sufficient capacity obtained for the water to pass freely from all the upper parts of the district, the sudden descent of so great a quantity of water in storms, when stopped from passing into the River at high water, must inevitably inundate all the low lands; or, in other words, the removal of the obstruction in the upper part of the Sewer, would only occasion an accumulation of the evils upon that part of the district which is beneath the high water of the Thames, that is, upon the part which is between the Green Park and the River.

This must be the consequence, if water is suffered to pass down more rapidly than it now does from the town, without first procuring a free inlet to the River at high, as well as at low water; the quantity of water passing down is always increasing with the extension of the town, and several large Plans are now in agitation, for continuing the buildings in the higher parts of the district drained by King's Scholars Pond Sewer.

The Summary of the Defects in King's Scholars Pond Sewer, represented in the foregoing Statement, is as follows:

A want of a free outlet into the River Thames:

A want of increasing capacity as the Sewer advances, in proportion to the quantity it has to drain:

A want of depth north of Brook-street:

A want of a better distribution of its current.

Besides which, it is nearly one half of its length under houses and other buildings, in its passage through the town, occasioning an enormous expense when works are required to be done in those directions; and in several parts, the Sewer is in a ruinous state.

I am, Honourable Sirs,

Your obedient humble Servant,

*William Treadgold.*

April 13, 1808.



A REPORT on the Means of rendering the present Line of Sewer, called KING'S SCHOLARS POND SEWER, adequate to the Drainage of the District to which it belongs; presented to the Committee for the Improvement of the Sewers, on the 11th of June 1808.

By WILLIAM TREADGOLD, Surveyor to the Commissioners.

HONOURABLE SIRS,

Sewers Office, 11th June 1808.

IN pursuance of your Order of the 18th May last, that I should consider whether any and what Improvement can be made on King's Scholars Pond Sewer, so as to remedy the existing inconveniences as stated in my Report of the 13th April, coupled with the means of providing for the drainage of any additional buildings, and that I should report to you thereon forthwith; I beg leave to present to you my Report thereon, as follows:—

The arched Sewer commences at Crown Bridge situated in Park Place, which is a continuation of Baker-street, on the north side of the New Road at Mary-le-bone.

The part lately arched over in Park-street, near Crown Bridge, which is five feet ten inches high, and five feet six inches wide, is not more than sufficiently large for the use of the additional buildings that may be erected upon the district above; but the Sewer, in its course to Mary-le-bone-lane, is in parts much contracted, and very deficient in depth, particularly in South-street, Manchester-square, where the size is only four feet three inches high, and four feet four inches wide.

At the east end of South-street, the bottom of the Sewer is only eleven feet below the surface of the pavements. Where the paving of the area of the houses is nine feet below the surface of the street, as at South-street, the proper depth from the surface of the street to the bottom of the Sewer, in order to prevent the houses from being flooded when the Sewer is full of water, is fifteen feet; but less than thirteen feet is very unsafe.

This want of depth in the Sewer, exists all the way from the New Road to Manchester-street, being most deficient in Baker-street.

Down Mary-le-bone-lane there is a great want of current, nearly one half being upon a dead level; and the capacity requires to be much increased when it arrives at Bentinck-street, where it will have received the water from all the district north of Portman-square and westward of the main Sewer; and when it arrives at Barret's Court, it will have received all the drainage of the district eastward of the main Sewer to Oxford-street.

The sum of the two apertures at the breakwater pier in Oxford-street, is about one-fourth less than the Sewer at Crown Bridge. If that breakwater pier should be removed, the Sewer would have a tolerable capacity for about 130 feet in length, which includes the part rebuilt in 1806.

From the part rebuilt in 1806 under the house in Oxford-street at the corner of Davies-street, and under the sheds at the back of South Molton-street to Brook-street, the Sewer is again considerably less than at Crown Bridge, and for want of depth from South-street to Brook-street, all the low ground on the west side of the Sewer in that district is constantly subject to inundation.

Except the short length mentioned at Oxford-street, this Sewer, from the commencement of South-street to Brook-street, is deficient in capacity; and the whole length from the New Road to Brook-street, is deficient in depth. I am not aware of any means that will remedy these evils, short of rebuilding the Sewer; and I am of opinion that at some future time, a new Sewer must be erected from the New Road to Brook-street.

From Lower Brook-street to Lower Grosvenor-street, I consider the Sewer to be of sufficient capacity, except in two places; the one is a contraction in breadth, which may be removed, and the other is in the height, for the length of about fifty feet; to remove this, the arch may be taken off, and the springing walls raised.

From Lower Grosvenor-street to Bruton-street, the Sewer continues of sufficient breadth; the springing walls will require raising for about 180 feet in length.

From Bruton-street to Berkeley-street, the Sewer will be of sufficient breadth, when all the contractions and breakwaters shall be removed. It will however be necessary to take down the arch, and raise the springing walls for about 600 feet; and, for the preservation of the Sewer, it will require a new bottom from the proposed new part near Brook-street to Berkeley-street.

But



N<sup>o</sup>. 12. (E.) But the fall of the Sewer is very deficient from Bruton street to Berkeley-street, being less than two feet in a length of 746 feet; and to remedy this, the Sewer will require to be altered or rebuilt all the way from Brook-street.

The whole length of Sewer from Crown Bridge at the north end of New Baker-street to Berkeley-street, is about 7,800 feet, of which 7,020 feet will require to be rebuilt, 2,358 feet being under houses and other premises the property of individuals, and 4,662 feet under streets.

Between Crown Bridge and Berkeley-street, the part of the Sewer requiring to be rebuilt passes under eleven houses, of which three are of the first rate, five of the second rate, two of the third rate, and one of the fourth rate, and under the courts and offices of other houses making the total number of distinct premises 77.

I beg leave to notice, that this point near the south-east corner of Berkeley-square, is the place from whence a new main Sewer along Berkeley-street to the Thames, near Charing Cross, has been proposed by Mr. Rennie, the Engineer employed by the Court; by which all the water from the whole district northward of Berkeley-street, is proposed to be carried off, without any communication with the old Sewer running under Lansdowne House. In that case, the remainder of the old Sewer running from Berkeley-street to the Thames by Tothill Fields, would have no other service to perform for the town, than that of draining so much of it as lies between Berkeley-square and the Parks; a service for which the present capacity of that part of the old Sewer is amply sufficient all the way from Berkeley-square to the River, and is not likely ever to want alteration on account of deficiency, under all the changes that can possibly take place on the lands it would have to drain.

But, begging it may be understood, that I am most perfectly convinced of the superior advantage of Mr. Rennie's Plan, I now proceed, in obedience to the directions which I have received, to consider what alteration will be required in the existing Sewer from Berkeley-street to the Thames, to make it capable of draining the whole of the District, as well above Berkeley-square as below it, extending from Hampstead to the Thames, by Tothill Fields.

The present Sewer continues from the bottom of Hay Hill, through the whole length of Lansdowne Gardens to the north-east angle of the house, passing under the house and offices in a diagonal line; and from thence under other houses and buildings to Curzon-street, a length of about 920 feet, the whole of which will require to be new, as the capacity of this Sewer is here but half that which it is at Crown Bridge, Mary-le-bone, where the arched Sewer commences.

The taking up the old Sewer and erecting a new one, under a building of such magnitude and consequence as Lansdowne House, would be a serious operation; the Sewer passing in a diagonal line, and the length under this house and offices being about 130 feet, would require a large proportion of the lower floors to be removed, and many of the walls to be undermined, and part of the offices under the garden to be taken down.

After quitting Lansdowne House, the Sewer continues to pass under buildings nearly all the way to Curzon-street, and is only four feet six inches wide from Lansdowne House to where it passes under a house in Half-Moon-street; it again passes under buildings the greater part of the way from Half-Moon-street to Piccadilly; there is about 105 feet in length adjoining to Half-Moon-street that is nearly of a proper size; but all the rest to Piccadilly is very deficient in capacity; the whole length therefore (except this short piece by Half-Moon-street) must be rebuilt to convey the water from Berkeley-street, being 1,670 feet in length to Piccadilly, exclusive of the 105 feet that has been mentioned.

Where the Sewer crosses Piccadilly, a length of about 70 feet is of an ample size, but the Sewer down the Green Park is now fully charged in heavy storms of rain. Should an uninterrupted passage be given under Lansdowne House, &c. I have no doubt that the Sewer in the Green Park would prove to be deficient in capacity; where it reaches the low grounds about Buckingham House, it has but a small current; the water there receives a check, and to relieve this, the Sewer requires more breadth than it has above, where the descent is quicker. Although I am aware of the general effect, I am not competent to say the exact proportion the flat Sewer should bear to the other; but I am of opinion, that it should not be less than one fourth larger in breadth, even if the Queen's Palace and the houses in Stafford Row were sufficiently high to protect themselves; but as they are not, since the water now flows into them in storms of rain, it will be necessary to give such breadth as may remove the present inconveniences, and give protection to those houses, when an uninterrupted passage shall be given above; therefore, there will be required a new Sewer from Piccadilly to Charlotte-street, Pimlico, where the arched Sewer terminates, a length of about 2,634 feet.

Exclusive of the 105 feet by Half-Moon-street, and the 70 feet crossing Piccadilly, a new Sewer would be necessary from Berkeley-street to Charlotte-street, Pimlico, in length 4,234 feet, of which 1,410 feet are under houses and other private premises, and 2,824 feet under streets and open grounds. The Sewer passes under three houses of the first rate (one of which

is



is Lansdowne House) and three of the second rate, between Berkeley-street and Piccadilly, and N<sup>o</sup> 12. (E.) one of the third rate in Stafford Place, and under the courts and offices of 36 more houses; making the total number of distinct premises 43.

At the side of Charlotte-street, Pimlico, the open Sewer commences, having side-walls from thence to some distance in Fryer's garden, a length of about 1,300 feet; this Sewer is from seven feet three inches to eight feet nine inches wide, spreading a little way towards the end. The last summer was remarkably free from storms, and during that season (1807) less inconvenience was experienced than usual throughout the whole line of this Sewer; but generally this open part of the Sewer has been fully charged, and overflows at times when heavy rains occur. If the Sewer above should be enlarged, so as to pass down the water freely from the town, this open Sewer, which is very flat, would be found to be greatly deficient, and must be much widened, requiring new walls part of the way on one side, and where it is very crooked, on both sides. This Sewer is also confined in the passage under a Bridge and some buildings at the side of the Stag brewhouse, where it would require to be rebuilt.

From the end of the walled part in Fryer's garden to the River, the Sewer is a ground channel, excepting where it passes under the two-foot Bridge in the Willow Walk, and under a Bridge in the premises of John White, Esquire; the last has an arch of very ample dimensions for the passage of the water, but at the two-foot Bridge the water-way is very much contracted, and it would become necessary to rebuild the whole of it.

If the water should have a free passage from the town, and the ground channel should be retained of a moderate breadth, the increased velocity of the water through it, would require the sides to be secured by some strong works, either of composition or brick, in length about 3,828 feet, from within Fryer's garden to the Thames, nearly opposite to Vauxhall.

I have considered the works necessary to bring the water by the old line of Sewer with a free passage to the low grounds near the Thames. These low grounds are from six to seven feet beneath the high spring tides; and when the tide rises to the level of the low grounds, the opening to the River is shut, and must remain so until the tide shall again descend to that level. The range of high tides being about 18 feet four inches, and the flux and reflux exceeding 12 hours, it follows that at high tides the best constructed flaps or gates at the Thames must be shut more than 4 hours out of the 12, or more than 8 in the 24. It is necessary to guard against a violent fall of rain, which may happen when the tide is making; and if the rain-water should be brought down by a free and uninterrupted passage to the lower parts, it must be retained there, until the tide shall subside sufficiently for the flaps to be opened. It is necessary to provide even for an extreme case, because if an inundation should take place, however short a time the water may lodge, the mischief will be effected. Therefore the banks of the open Sewer must be raised above the high spring tides, or a reservoir must be provided for the reception of the descending water at the time of high tides.

Here is a large quantity of valuable property, extending not less than a mile and a quarter in length, and consisting of meadows, garden grounds, and numerous buildings of various kinds, including Buckingham House, the safety of which depends on the high water of the Thames being securely shut out at Milbank, and on preventing at the same time an inundation, by the water descending from the town.

It has been decided, that considerable inconvenience would occur from an embanked Sewer to hold water to a height equal to that of the high water in the River, while drains from Buckingham House, and many other houses in that neighbourhood, which are beneath the high-water mark, communicate with it, because of the improbability of keeping valves to every drain in such good order as to prevent the high water from flooding the houses; a reservoir would therefore become necessary, to receive and retain beneath the surface of the low grounds the superfluous water descending from the town.

The main Sewer may be calculated to contain a quantity of water equal in height to that of the surface of the low grounds; which surface being taken at six feet beneath the high-water mark, would be nearly the level of the bottom of the close Sewer at Charlotte-street, Pimlico, a length of 5,128 feet from the River, the Sewer cannot be quite empty when the tide has risen to six feet beneath high-water mark; but reckoning the whole contents, the depth next the River would not be eight feet, and the bottom forming an inclined plane to Charlotte-street, Pimlico, the average depth may be reckoned at four feet, and being in length 5,128 feet, and taking the breadth at 12 feet, the main Sewer, as a reservoir, would hold 246,144 cubical feet of water.

More than two inches of rain has fallen within an hour, and as I am desired to consider how the water from the whole district, when built upon, may be discharged by the line of the present Sewer, I must suppose a provision to be made for the quantity that would descend while the outlet to the Thames would be closed; and as this at certain times is more than four hours, the great body of water would pass down from the town much within that time, if all the water-courses should be made sufficiently capacious, which is the object in view.

The length of the district which this Sewer drains, is about five miles and a half, and on an average about three quarters of a mile in breadth, that is, 29,040 feet long and 3,960 feet broad, (189.) I i making



N<sup>o</sup> 12. (E.) making 114,998,400 superficial feet, which at two inches in depth is equal to 19,166,400 cubical feet; it is difficult to say what absorption and lodgments may take place, but if the whole district should be covered with buildings or pavements, the absorption and lodgment would not be great. If only half of the rain-water should proceed to the lower end of the main Sewer, the quantity would be 9,583,200 cubical feet, of which I have supposed 246,144 might be contained in the main Sewer; there then remains 9,337,056 cubical feet to be provided for, which I conceive could only be done by a reservoir in the nature of a basin, to be well walled in, and to be secured from encroachment and damage, having flaps or gates at the discharge into the River.

The bottom of the basin must be above the low water of a neap tide, and therefore cannot in depth be more than nine feet beneath the surface of the low ground. The basin would therefore require a surface of 1,037,450 superficial feet, which is nearly 24 acres, and would be larger than the new London Dock, without reckoning the addition necessary for enclosures, slopes, &c.

My directions being to state what could be done on the line of the existing Sewer, I did not feel myself at liberty to propose any deviation from it by auxiliary Sewers. But I beg leave to offer my sentiments generally upon that subject. When a descending Watercourse diverges into two channels, lodgments of filth easily take place in one of them, by a passage being kept free in the other by the passing water, and this continuing for a length of time, the lodgments of filth increase in the one until it be quite filled up. This is a common occurrence in open watercourses, where the lodgment of filth requires to be removed from time to time, but in close Sewers the lodgments would not be known, while only the ordinary water (which one Sewer would convey) would pass down, and the impediment would only be discerned when great torrents should descend and the service of both Sewers would be wanted. I am decidedly of opinion, that a main Sewer should have but one channel, in order that it may be continually scoured by the water being confined to that passage.

The length of the old Sewer from Berkeley-street to the Thames is 9,537 feet, of which 4,409 feet is a close Sewer, requiring 4,234 feet to be rebuilt to obtain the necessary capacity, if it should be required to convey, without impediment, all the water from the District north of Berkeley-street. There are about 1,300 feet of open walled Sewer that would also require to be enlarged and rebuilt, and two Bridges, and the contiguous parts to be also rebuilt; and 3,828 feet of ground channel to be secured, either with walls, or other strong works, besides the formation of a Basin or Reservoir, of a magnitude not less than that already described.

*William Treadgold,*

Surveyor to the Commissioners of Sewers.

N<sup>o</sup> 12. (F.)

Appendix, No. 12. (F.)\*

\* Supra, p. 19.

A REPORT, presented on the 27th May, 1807, to the COMMISSIONERS of SEWERS for the City and Liberty of *Westminster*, and part of the County of *Middlesex*, suggesting Means for the Improvement of the Drainage of that District, now drained by King's Scholars Pond Sewer.

By JOHN RENNIE, Civil Engineer.

GENTLEMEN,

WERE it merely a question, What is the best Line of a Sewer to carry away all the Water that falls on that district of Land which now drains into the river Thames by King's Scholars Pond Sewer? the question would be easily solved; but this question involves in it so many other important considerations, that I candidly confess I have felt more difficulty in deciding what Line, under all the circumstances of the case, is the best, than in almost any other subject of much more natural difficulty than this appears to be.

The present King's Scholars Pond Sewer, I believe, is admitted by all that have examined it, not only to be laid down in a very irregular direction, but so imperfectly executed, in such bad repair, and to have so bad an outfall into the Thames, that it would be only wasting money to attempt to render it perfect.

Many places of it are besides so much covered with houses that the expense would become enormous. It is therefore advisable that this Sewer should not become the principal source by which the Water, Soil, &c. of so important and increasing a part of the Metropolis as it now has to drain, should be discharged into the Thames.

Independent of its bad direction and imperfect construction, its outfall into the Thames is so low, and this low or flat land continues to such a distance backward, that, were even the higher



higher parts of the Sewer perfect, this alone would be almost sufficient to condemn it. Water draining from an extensive tract of ground, covered with houses, where much mud and soil is to be carried off, becomes so pregnant with this kind of matter, that whenever a stagnation takes place it deposits its contents, and chokes up its channel; although, therefore, it is possible to raise the banks of the low Flat between the Queen's Palace, and where it discharges the Water into the Thames, yet it would not be practicable to occasion such a current through this flat (unless by the destruction of much valuable property), as to prevent a very considerable settlement of mud taking place in its channel; and this, by degrees, would raise the bottom to such a height as to overflow many valuable houses in Pimlico, and even Her Majesty's Palace itself. No doubt, that by keeping people constantly employed to clean it out this might in some measure be remedied; but a Sewer that is to perform its work by constant attention and repairs, is not fit for the Metropolis of the British Empire.

A perfect Drainage can best be effected by a perfect outfall that will keep itself clean, without the constant assistance and superintendence of your Surveyor. Such an Outfall should therefore be found, not in the low and flat marshes lying between Whitehall and Chelsea, but in some place where the ground is sufficiently high to admit of a Sewer being laid, with a declivity capable of clearing away its own mud and soil, and of discharging its water fully and freely into the Thames.

On examining the Shores of the River with much attention, I have not been able to find any place, within a moderate distance, where such an outfall could with advantage be made higher up the river than Scotland Yard. Here, no doubt, the ground is lower than could be wished close by the Thames; but this low Land extends but for a short way backwards; at Charing-crofs it is high, and the rise from thence is rapid; but from about the end of Craig's Court, to the Thames at Scotland Yard, it is but little above the high water of an ordinary spring Tide. The distance however is short, and therefore there can be little doubt that the Current from the Sewer above will be sufficient to keep the Outfall clear. At the same time I have no hesitation in giving it as my opinion, that it will be better if the declivity can be maintained quite to the verge of the Thames itself: for this purpose it may be a matter worth consideration, whether it would not be better to make the Outfall at the bottom of Northumberland street, where the declivity of the ground extends quite to the Thames, than to pass through any low Land at all.

There appear to me three Lines from Charing-crofs, that may be followed:

The first is to pass from Charing-crofs along the main street, towards Whitehall, as far as the Land Revenue Office, and thence turn to the East, through Middle Scotland Yard, to the Thames at the Lime-wharf. By this line the whole of the Sewer would be in the wide streets easy of access for execution, as well as to receive any repairs that hereafter may be wanted.

The second is to pass through Craig's Court, and from thence to the Lime-wharf above mentioned, nearly in a straight line; but here there must be some houses pulled down on the South side of the Court.

The third is to pass up part of the Strand, and turn down Northumberland-street, and enter the Thames by Wood and Co's Coal-wharf.

The first will be by far the easiest done; the streets are wide, and the ground low. It does not interfere with the Plans that are in contemplation by the Crown, for building on their lands; but the distance is eighty yards longer than the second; and the ground is lower than could be wished.

The second is more difficult of access; the entrance to Craig's Court is narrow, and the depth of cutting would endanger the houses on each side of the entrance while the work was in hand. This narrow entrance is about 30 yards in length. The houses on the South-west side of the square are valuable; and the line from thence to the Lime-wharf in Scotland Yard would interfere in some degree with the Plans of the Buildings intended by the Crown. The Line of Sewer is besides 80 yards shorter than the other, and the ground is also higher and more regular in its declivity; were it not therefore for the obstacles in question, I should greatly prefer this line to the former.

The third line is on higher ground than either of the two former; it is shorter than the first by 33 yards, but longer than the second by 47 yards. The entrance to Northumberland-street is however narrow for about 16 yards, but not so much so as that to Craig's Court.

From the whole of these circumstances taken together, I am inclined to prefer the line by Northumberland-street; though, were the obstacles in Craig's-court removed, I should prefer that line.

On the supposition that the Honourable the Commissioners will sanction the Outfall to be at or near where I have stated, I will next proceed to deliver my opinion respecting the various projects that have been laid before them, for the best Line of Sewer from the high grounds North of Saint Mary-le-bone to Charing-crofs; and afterwards describe another Line which has occurred to myself.

There



N<sup>o</sup> 12. (F.) There is a district of ground covered with houses of not less than 1,027 Acres, as well as a district of 962 Acres not yet built upon, but which, at no very distant period, is likely to be covered in part, if not entirely, with houses. All the water from which, as well as what is supplied for the use of the Inhabitants from the New River and Chelsea Water-works, drains through the present King's Scholars Pond Sewer; and this Sewer has been carried along the bottom of the valley into which the district above described drains.

The bottom of a valley is no doubt the natural channel to which the water on each side of the valley should come; and had the main Sewer been laid down in a proper manner, and of sufficient capacity and declivity to carry off the whole water, mud, and foil, and that it could have been readily got at to repair, there is no doubt that it would have been the best Line for the said Sewer, that could have been devised, its entrance to the Thames excepted. The entrance, however, might be a proper one in the original state of the Thames, although very much otherwise now; but so far as this line, namely, the bottom of the valley, can conveniently be followed, it ought to be done in whatever is now to be executed, as the drainage of the whole naturally tends that way.

Several Lines have been laid down for the Sewer to drain the extensive district already mentioned, by various Members of your Honourable Board. All these lines, one excepted, commence at the same point, namely, at the head of Baker-street, which, in my opinion, is the best place that could have been chosen, as the whole water of the district above the New Road, and which is at present little built on, declines to that part. The lines they propose to follow from this place to the Thames, are, however, various.

The first Plan is to begin at the head of Baker-street, to pass along that street, Orchard-street, North Audley-street, and South Audley street, to Mount-street, along part of the said street to the lower end of Davies-street; then to cross Berkeley-square, and along Berkeley-street to Piccadilly; then to turn Eastward along the said street, to the head of Saint James's-street; then to turn down St. James's-street to Pall-mall, there to take in the Pall-Mall Sewer, and run along this street and Cockspur-street, to Charing-cross, and from thence to the Thames.

The Line of the above Sewer is no doubt a very straight one, and passes through streets of great width, by which it could not only be easily made, but readily got to whenever repairs are wanting; but it seems to me that the Line from the lower end of Orchard Street to Berkeley-square lies too near the West side of the valley, and leaves too much to be done by the old Sewer, which now, in crossing Brook-street, Lower Grosvenor-street, and Bruton street, passes under many houses, and I fear would be still apt to overflow them; besides it could not well be got at for repairs, and Sewers, or branches from the East side, could not be readily brought into it, as the ground rises to the Westward.

The Sewer in Pall-Mall is too low, and if such a quantity of water as would come from the above district were brought down to such a level as this street lies in, I should fear mud would settle in it, and the Houses in Pall-Mall would frequently be overflowed.

The second Plan is to make a Sewer from Oxford street, along Bond-street, and Piccadilly, to the head of the Haymarket, and down this street to Cockspur street, and from thence, by Charing-cross to the Thames.

This Line of Sewer is what I should much prefer to the former, was it not for the very great depth of cutting from the end of Bruton-street, along Bond street, Piccadilly, to near the Opera House; for although a good deal of this ground is not so high as the upper part of Bond-street, yet, as the Sewer should have a regular declivity, the cutting becomes deeper and deeper until it reaches the head of the Hay-market, where it is upwards of 42 feet deep.

By borings which have been made at the lower end of Bond-street, at the Brown Bear, Piccadilly, and at the head of the Hay market, it appears that at the first there is six feet made earth, six feet gravel, and afterwards clay downwards to at least 38 feet deep. A Sewer with a regular declivity would here be 38 feet deep to the bottom; and as the brickwork of the sewer itself would require to be at least 10 feet high above the bottom, it would come within 11 feet of the top of the clay.

At the Brown Bear, Piccadilly, there is 8 feet of made earth, 10 feet of gravel, and afterwards clay; the Sewer would therefore be here about 38 feet deep, so that its top would be about 10 feet under the top of the clay.

At the North end of the Hay-Market there is seven feet made earth, five feet of gravel, and afterwards clay; the bottom of the Sewer at this place would therefore be about 42 feet under the ground, so that there would only be about 22 feet of clay above its top.

In making a Sewer through such a Line it becomes a serious question, whether it should be done by cutting the ground open to the top, or by Tunnelling. If the whole of the ground had been strong clay to the surface, there is no doubt that Tunnelling would have been by far the best mode; but as the depth of clay above the Tunnel is only in the deepest place 22 feet, and in others not more than 10 or 11 feet, with a bed of gravel above, in which there is a good deal of water, I should fear that Tunnelling would be a very dangerous operation indeed, and such as I should be little inclined to advise being undertaken. Cutting open

to



to the depth of from 30 to 42 feet I also conceive a very serious undertaking, and should not be done, if it is possible to avoid it. It therefore appears to me, that making a Sewer in this Line, would be a measure too expensive and hazardous to be adopted. N<sup>o</sup> 12. (F.)

The third Plan is, to follow the first Line from the head of Baker-street to South Audley-street, through Seymour-place, Hamilton-street, across Constitution-hill; and by the North-west wall of the Queen's Palace Gardens, across Grosvenor-place, to Bloody Bridge, and from thence to Grosvenor-row, Chelsea, where it is proposed to communicate with the Creek that turns up from the Thames at Ranelagh-stairs.

This Line I think very objectionable, on two grounds: first, on account of its length, being nearly Two Miles and an Half to the crossing of the road at Grosvenor-row, Chelsea; which is above a Quarter of a Mile longer than the second Plan, and of course the fall per mile is proportionably less.

Secondly, on account of its being on the verge of the Parish, and distant from the greater part of the ground to be drained, and any Side-Sewer that may be brought to it must be made on ground rising to this line; these reasons are sufficient in my mind to set this Plan aside.

The fourth Plan begins at the top of Baker-street by the New Road, and continues along this street to the corner of Blandford-street; along this street, South-street, and Mary-le-bone-lane to Oxford-street, which it crosses, and runs along Bond-street to the corner of Vigo-lane, into which it turns, and passes through Glashouse-street, Mary-le-bone-street, Shug-lane, and the Hay-Market, to Charing-cross. The author of this Plan proposes also to continue down Bond-street, to Piccadilly, in place of passing by Vigo-lane, and to go along Piccadilly to the Hay-Market, and so on to Charing-cross, as before. A third change is also proposed, namely, to pass along Bond-street across Piccadilly, down Duke-street, and along Jermyn-street, to York-street; down that street, and across Saint James's-square, along Charles-street, and into the Hay-Market; and down the Hay-Market into Cockspur-street; and along the said street to Charing-cross, where it joins the former line.

The author of these Plans has taken great pains to examine the ground; and he has certainly pointed out several good lines; but there is a great quantity of deep cutting between the end of Vigo-lane, and the lower part of the Hay-Market, by the two first-mentioned of these lines; and the last is also objectionable on similar grounds, though not to such an extent as the former. Had Tunnelling been advisable, I should most likely have preferred one of these lines.

The fifth Plan proceeds upon the principle of catching or intercepting the water in its course towards the Thames by three several Lines of Sewers crossing the valley to be drained, transverse ways, and embracing a much larger district of country than either of the others.

This Plan consists, first, of a Line of Sewer to commence at the end of Portman-street in Oxford Road, and running Westward to discharge itself into the Thames, either by the Line of Baywater, or some other Sewer near to Hammer-smith.

The second Line is proposed to commence near Lord's Cricket Ground, and to pass through Church-street and Paddington Green, to the Tunnel under the Paddington Canal.

The third, or Eastern branch, is proposed to commence near to Holles-street in Oxford-street, and to continue in a straight line Eastwards, till it meets Holborn, from this it is proposed to be in the best line to the Sewer begun by the Proprietors of Estates to the West of Saint Clement's Inn. By these lines, the branches which now in heavy rains overload King's Scholars Pond Sewer would be cut off, and that Sewer relieved from a great part of the drainage it has now to perform; and it is imagined that it would be sufficient to drain what would then remain to fall into the main Sewer.

Were the district of country to be sewed very extensive, and that there would be great difficulty in constructing a Sewer sufficiently large to take the whole of the Downfall-water, as well as that brought in for the use of the inhabitants, a plan on the catch-water system might be advisable; and something of this kind would then become necessary: But, as I apprehend, if a short Line with a regular Fall was adopted, a Sewer of moderate dimensions would be equal to the object, I am of opinion that it will be better to follow a short and direct line of Sewer with such a Fall as can here be got, than to follow a line more circuitous, where the Fall *per* running yard must of consequence be much less: On this account, therefore, it appears to me that the plan above described is objectionable.

The sixth Plan is, first to follow the old Sewer until it crosses Baker-street, but there to depart from it, and pass along Baker-street in a straight line to the West end of Curzon-street; then to turn to the East along Curzon-street, until it meets the old Sewer at the North end of Half-Moon-Street, where it is proposed to join, and pass to the Thames by the old Sewer.

Secondly, to make a new Sewer from the head of High-street, Mary-le-bone, until it joins the old Sewer at the crossing between South-street and Bullstode-street; then to follow the old Line to the end of Avery-street; from thence to go along Grosvenor-street into Bond-street;



N<sup>o</sup> 12. (F.) street; and by a new Line of Sewer along Bond-street, Mary-le-bone-street, Hay-Market, and Cockspur-street, to Charing-crofs.

In the first place, it appears to me, that there is a much greater extent of Sewer by this Plan than is necessary: secondly, following the old Sewer from the crossing of South-street and Bullstrode-street to the lower end of Avery-street, is exceedingly objectionable; because in this line the Sewer passes under many houses, and the streets in general are very narrow, which renders it difficult of access either to do new work or make repairs. The ground from Vigo-lane to near the lower end of the Hay-Market is all high, and will render the expense of the work very great; under these circumstances, I must give my opinion against this plan.

On considering attentively these different Plans, it appears to me that the one least objectionable is that described in the Fourth Article, where it commences at the head of Baker-street, and continues along that street to Blandford-street, along this street, South-street, Saint Mary-le-bone-lane, Bond-street, Piccadilly, Hay-Market, Cockspur-street, Charing-crofs, and so on to the Thames: and I fairly confess I feel some difficulty in deciding whether the plan I mean to propose is much less objectionable than this; I shall however state my reasons why I prefer this plan; and leave it to the discretion of the Honourable Commissioners to decide.

The Plan which under all the circumstances of the case appears to me the best, is as under.

I would commence the new Sewer at the head of Baker-street, and from thence pass down this street and Orchard-street to Oxford-street; at Oxford-street, I propose to turn to the East, and pass along that street to the head of Davies-street; then turn to the South along this street, and across Berkeley-square to the head of Berkeley-street: here the old Sewer may either discharge its water into the new one, or may cross it: the former seems to me the best. The new Line of Sewer should then run along Berkeley-street to Piccadilly. So far the whole Line of this Sewer will pass through wide Streets; and where the depth of cutting is seldom more than what is just necessary for the depth that it ought to be made under the surface of the streets, to afford a complete drainage to the district of houses through which it passes, except a very short distance, where it crosses the old Sewer at the bottom of Hay-hill: here I propose that the ground should be raised from two to three feet at the lowest place, this will no doubt occasion an inconvenience to the lower houses at the head of Berkeley-street; but as it will improve the access to Berkeley-square, and to Hay-hill, I am of opinion that it would on the whole be of advantage to the Public.

At the lower end of Berkeley-street, where it joins Piccadilly, the difficulties commence. Were the Sewer to pass along Piccadilly, and down the Hay-Market, most of the depth of cutting, before stated as an objection, would still exist; and if it was to go along St. James's-street and down to Pall-Mall, the objections against the lowness of the ground before made, would by this line equally apply; something like a middle course should therefore, if possible, be adopted. Jermyn-street unfortunately is only about ten feet lower than Piccadilly; and St. James's-street at the end of King-street is only about two feet higher than Pall-Mall; so that, whichever of these lines be followed, objections to a certain extent will exist. But I despair of being able to propose any line that is entirely unobjectionable; and therefore that which is the least so ought to be adopted: if wide Streets, not being the great thoroughfares of Westminster, could be found to carry a Sewer along, these, in my opinion, ought to be followed in preference to others through which the thoroughfare is great: there are scarcely any streets in London more frequented than Piccadilly, St. James's-street and Bond-street; the first is the great thoroughfare to the Westward; the second between the King's Palace, the Houses of Parliament, and all the extensive and populous district North of Piccadilly; and the latter includes most of that above Oxford-street; so that any long interruption which a Sewer might occasion in these streets would be a serious inconvenience to the Public.

The streets I have named between the New Road and Piccadilly are much less objectionable in this respect; so far as the proposed Line goes along Piccadilly and St. James's-street, it is equally objectionable; but the short distance it passes along Piccadilly, being only about 130 yards, cannot occasion a long interruption. Although, therefore, the line of streets through which the Sewer is here proposed to pass were equally high, and equally expensive in cutting open to build the Sewer in, yet I am decidedly of opinion that it would occasion much less inconvenience during the execution of the Sewer than if it passed through Bond-street, Piccadilly, and the Hay-Market; but it so fortunately happens that they are not so high; and that part between the South end of Berkeley-street and the head of St. James's-street is from two to three feet lower than the South end of Bond-street; and the distance is only about 130 yards; from this to the end of Jermyn-street the distance is only about 40 yards; and there is a Fall of 10 feet; but Jermyn-street rises something to the Eastward, and therefore it cannot well be reckoned more than averagely about 10 feet lower than Piccadilly. I propose, therefore, that the Line of Sewer shall run from the South end of Berkeley-street, along Piccadilly, to the head of St. James's-street; along that street to the West end of Jermyn-street; and along the said street to the head of York-street, taking in the Sewer that crosses St. James's Church-yard, then turn to the South, down York-street, into St. James's-square, across an angle



angle of that square into Charles-street; along the said street into the Hay-Market; and from thence by Cockspur-street, Charing-cross, through Northumberland-street, and into the Thames near Wood and Co's Coal-wharf. N<sup>o</sup> 12. (F.)

The end of Jermyn-street next St. James's-street is narrow for about 40 yards, including six houses; these belong to the Crown; and I have little doubt they would be willing to consent to their being taken down if necessary, and rebuilt in a better manner. There is also some houses between Charles-street and the Hay-Market, which are proposed to be taken down, they also being the property of the Crown, for the purpose of making a wide opening into the Hay-Market; no material obstacle is, therefore, likely to arise there. But should even an obstacle arise at either of these places, the former may be avoided by continuing the Sewer along Piccadilly to Duke-street; and turning down this street into Jermyn-street; the latter by turning down St. Alban's-street into Pall-Mall; but I trust neither of these deviations will be found necessary.

The length of Sewer between the head of Baker-street and Charing-cross by this line is about 3,982 yards; by the line of Bond-street, Piccadilly, and the Hay-Market, it is about 3,772 yards; but in this latter, although 210 yards shorter than the former, there is about one seventh more of excavation; and this is in deep cutting, which generally runs from 30 to 40 feet in depth. Although therefore, the Line of Sewer I have pointed out is longer than the other, yet under all the circumstances of the case it appears to me preferable; and such therefore as I beg leave to recommend to the Honourable Court of Sewers to be adopted.

Having now given my opinion respecting the Line of Sewer which, under all the circumstances of the case, seems to me preferable, the next material object that arises is respecting its Dimensions and Fall.

The total Fall from the head of Baker-street at the New Road, to the level of half flood of an ordinary spring-tide at the foot of Northumberland-street, is about  $88\frac{1}{2}$  feet; but deducting from this 12 feet for the depth of the Sewer under the street at the beginning, will leave a Fall of  $76\frac{1}{2}$  feet or a little above 2-10ths of an inch in a yard, if the Fall be regular; which, as all the ground, except from the middle of Berkeley-street to about the middle of York-street, a distance of about 760 yards, admits of its being very conveniently done, and no part of this 760 yards being above 8 or 10 feet deeper than could be wished, I am therefore decidedly of opinion the Sewer should be made to have a regular Fall from its commencement to Charing-cross; there I would advise it to descend a little quicker until it enters the Thames. No doubt the Fall might be further varied so as to save some expense in the execution; but it would by no means be so complete; and in a work of such importance as this, it will be found in the end by far the greatest economy to do it on the best plan that can be devised, although the expense should be greater.

In respect to the Size of the Sewer, it will be necessary that it be made of different sizes, according to the extent of surface it will have to drain, and whether what is to be drained be covered with houses and paved streets, or meadows and arable land; in the former case the rain cannot be absorbed as it will in the latter; and consequently will run off more suddenly: the Sewer should therefore be of sufficient dimensions to take off the Water as quick as it may fall. In the 1,027 Acres covered with houses and streets it will run off immediately; in the 962 Acres not covered with houses and streets it will lie for some time; but as it is not unlikely that at no very distant period a great part of what is now meadow and arable land will also be covered with houses, I am of opinion the Sewer should be made sufficiently large to take the whole of the Water even on that supposition. Now taking the greatest quantity that ever falls in one day at  $2\frac{1}{2}$  inches perpendicular over the whole surface, say of 1,989 Acres, I am of opinion it will require the Sewer to be eight and a half feet wide at the lower end, diminishing towards the top, where, at the New Road, it should be about six feet wide; it is here made larger in proportion, from the rise being less *per yard* upwards than downwards.

If the water came regularly into the Sewer as it advanced in its course, the diminution in size should be regular; but as this will not be the case, and as it will come in at particular places, where the side-branches of Sewers join the main Line, its diminution ought to take place near these junctions; I cannot at present say where; but if the extent of ground drained by each branch be furnished to me, and the places where they join, I will calculate the dimensions of the Sewer accordingly; no diminution should however take place where there is any bend in the Sewer; but always above the bend, as more room is wanted where the turns are than any where else.

As to the form of the Sewer, I have no hesitation in saying, that it ought, in my opinion, to be made like a Canal Tunnel: the bottom should be an inverted arch, the sides curved, and the top a kind of ellipsis, approaching nearly to a parabolic form, having the longer axis upwards; the pressure is generally the most irregular at the top, there being so much loose earth above, and therefore the form should be suited to sustain that irregular pressure.

As to materials, there is no doubt good stone is the best; but the expense of stone would exceed all reasonable bounds; and as well-burnt brick, laid in good mortar, will last for ages,

I have



N<sup>o</sup> 12. (F.) I have no hesitation in advising that brick be adopted. Great care should be taken in obtaining the best lime and sand; the lime should be brought as fresh as possible from the kiln, ground to a powder, and water kept from it until it be about to be used; and if a small proportion of pozzolano, or tarras, was mixed with the lime and sand, so much the better; the joints of the brick-work should be fine, and where the water is to be let soon into the Sewer, they should be made with Roman cement.

If the Sewer be required to be executed in a short period, it must be begun on in different places at once; this will render drainage difficult to be obtained; and I fear, from the great extent of the bed of gravel which lies on the clay, there will be a good deal of water to pump in some situations; proper machinery should therefore be provided in due time; the quantity of water likely to annoy the work may probably be obtained from an examination of such wells as have been made in the course of it; and from them the machinery may in some measure be ascertained.

The Fall being great, the water will run rapidly through the Sewer; and as running water accumulates air, proper wells or shafts should be left to carry off this air, otherwise the work will be apt to be blown up; these shafts will also be of use for enabling workmen to go down frequently to examine the state of the main Sewer. Particular care should be taken to make such branches as communicate with the principal Sewer to enter in a proper manner; the easier the curve, and the less fall they have, the better. Some stone-work may probably be wanted at these junctions; this stone should be of the hardest kind; neither Portland nor Purbeck, in my opinion, would be proper; the hard Yorkshire or Scotch stone would be greatly preferable for such purposes.

I am, Gentlemen,

London, May 27th, 1807.

Your most humble servant,  
*John Rennie.*

DESCRIPTION of the proposed Line, as by Section, showing the several Lengths and Depths of cutting.

	Lengths.	Bottom of Sewer under the Surface of Pavement.	
		Yards.	Feet. In.
North end of Baker-street - - - - -	-	-	12 0
From thence to Dorset-street - - - - -	335	13	0
- - - - - to South end of Baker-street - - - - -	407	20	9
- - - - - to Oxford-street, end of Orchard-street - - - - -	353	25	0
- - - - - to end of James-street - - - - -	275	17	6
- - - - - to North end of Davies-street - - - - -	60½	19	6
- - - - - to Chandler-street - - - - -	88	17	0
- - - - - to Brook-street - - - - -	143	20	0
- - - - - to Grosvenor-street - - - - -	137	26	6
- - - - - to Berkeley-street - - - - -	187	28	0
- - - - - to Berkeley-square, end of Davies-street - - - - -	363	15	0
- - - - - to Berkeley-square, North end of Berkeley-street - - - - -	319	29	6
- - - - - to Piccadilly, South end of Berkeley-street - - - - -	137½	33	0
- - - - - to North end of Saint James's-street - - - - -	71½	25	0
- - - - - to West end of Jermyn-street - - - - -	280	30	0
- - - - - to North end of York-street - - - - -	104½	17	0
- - - - - to North side of St. James's square - - - - -	71½	16	9
- - - - - to West end of Charles-street - - - - -	264	24	9
- - - - - to the Hay-Market - - - - -	121	20	0
- - - - - to Cockspur-street - - - - -	159	18	0
- - - - - to Charing-cross - - - - -	104½	20	0
- - - - - to North end of Northumberland-street - - - - -	93½	24	0
From Northumberland-street to the River - - - - -	264	9	8
Total to the River - - - - -	4338½		



Further REPORT of the Commissioners of Woods, &c. to the Right Honourable the Lord Commissioners of His Majesty's Treasury;—enclosing

An additional Report of Mr. Nash, with a PLAN of Mary-le-bone Park.

MY LORDS,

Office of Woods, &c. 30th August 1811.

WE have received, and transmit herewith, a supplementary Plan and Letter, or Report, we have just received from Mr. Nash, on the subject of Mary-le-bone Park.

As this Plan does not seem to differ in its leading and essential features from that which we took the liberty to submit in our late Report on this subject, we do not think it necessary to add any thing to what we then said, and what is contained in Mr. Nash's present Letter to us, farther than to express our decided opinion that the proposed Canal for connecting that at Paddington with the Thames, to the Eastward of London, ought not to be carried so far into the interior of the ground as is marked on the Plan herewith transmitted.

We are, my Lords,

Your very humble Servants,

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

GLENBERVIE,  
HENRY DAWKINS.

To the Right Honourable Lord Glenbervie, and to William Dacres Adams, and Henry Dawkins, junior, Esquires, Commissioners of His Majesty's Woods, Forests, and Land Revenues.

MY LORD, and GENTLEMEN,

IN an interview which the Right Honourable the Chancellor of the Exchequer honoured me with, for the purpose of explaining my Plans, he recommended to me to form another, with fewer buildings and a larger extent of Park, to be submitted with those which I had already presented\*.

\* Supra, p. 14.

I was afraid such an arrangement would have been at the expense of that variety which arises from a successive combination of Buildings and rural Scenery, as well as of that security and protection of neighbourhood so essential to houses which form a Metropolis; but I have the pleasure to say, that by the disposition of the Villas in the new Plan, which are proposed to occupy the Park, and the Terraces, Circuses, Crescents, and Squares which surround and overlook the whole, I have been able to form a combination perfectly to my satisfaction, inasmuch as it is founded upon and embraces all the leading principles on which I consider the complete success of the measure to depend. Those principles I will take the liberty (only shortly) to recapitulate, having dilated them in the Report accompanying the former Plans which I had the honour of submitting. They are,

First, to create inducements for the Public, and particularly the higher classes of the Public, to establish themselves in Mary-le-bone Park, and to found those inducements on causes likely to be permanent; and this it is proposed to effect by creating Scenery that will attract the Public, and secure to the houses the enjoyment of that Scenery; at the same time making it select, by shutting out all connexion with the inferior streets, approaching it only through the wide and handsome Communications of Baker-street at the West, and Portland Place at the East; whilst the distance will be shortened from the Houses of Parliament and Inns of Court of Westminster, by means of the direct and magnificent Street from Charing-cross to Portland-place, and a cheap, certain, and immediate supply afforded of the necessities and luxuries of life, which will be obtained by the Commercial Canal and Markets proposed to be established on the North and North-eastern boundary of the Park.

The Second principle is to make this elevated ground contribute to the beauty and salubrity of the Metropolis:

The great space to be occupied by the Area of the Park, and by the Squares and Crescents open to it (being larger than Hyde Park, St. James's Park, and the Green Park put together), its elevated situation, South exposure, and gravel springs, cannot fail to ensure the healthfulness of that part of the Town; and it is humbly submitted, that the Double Circus on the Apex of the ground in the middle of the Park, the river-like Lake of Water in the Valley which will surround it, the stateliness of the ornamental Canal, with its slopes, terraces, balustrade and fountain, now proposed on the summit of the Eastern side of the Park, the range of handsome houses which will overlook it, the two ample Crescents open to the Park on its Northern boundary,



No. 12. (G.) and the extensive line of houses on the Southern boundary, will all be objects of grandeur, suited to the great extent of the Park which they will surround; and when combined with the rural and picturesque scenery of the Park itself, formed by the intermixture of Trees, Lawn, and Water, (provided that in the grouping of them a general unity of Park-like character be preserved), as great a variety of beautiful forms, comprehended in one magnificent whole, will be produced, as the mind can conceive.

The Third principle is the Revenue to arise to the Crown; and that is proposed to be produced, not by a multiplicity of Buildings crowded over the whole surface, but from those establishments which arise out of, and are indispensable to satisfy, the demands of a neighbourhood composed of the great and opulent; such as Markets, and the means of supplying them; and those are placed on the skirts of the property close to, but unconnected with, the inhabitants of the Park, and the Houses which surround it; and by the convenience which the locality of Mary-le-bone Park offers to the Public, of shortening the distance to Hampstead and Highgate by the continuation of Portland-street through the East side of the estate, and which will in no respect interfere with the Area of the Park as to size, or otherwise. The Park itself will afford an infinitely greater Revenue, by being laid out in Villas and Lawns, than if occupied in any other way, at the same time that it will afford a greater variety of beautiful scenery, and that scenery be better preserved.

There is no doubt that in the Plan I have now the honour to present, the Revenue will not be so great by a considerable amount as it would have been by the former one, there being fewer of the higher class of houses which subdivided the Parks in the form of Streets; but the Scenery will be equally beautiful, and so far as relates to the ornamental Canal, with its Terraces, and the ample Areas of the two Upper Crescents, the Plan which I have now the honour to present is the most magnificent.

I therefore take the liberty, My Lord and Gentlemen, of presenting this Plan as another arrangement or disposition of the Lands of Mary-le-bone Park, and request the favour of its being taken into consideration with the former Plans which I had the honour to submit to you.

Dover-street,  
August 29th, 1811.

I have the honour to be,  
My Lord, and Gentlemen,  
Your faithful servant,

*John Nash.*

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[Here follows Mr. Nash's Plan of Mary-le-bone Park.]





PLAN  
OF AN ESTATE  
BELONGING TO THE CROWN  
called  
MARYBONE PARK FARM,  
upon a DESIGN for  
letting it out on  
BUILDING LEASES.  
by John Nash.







Appendix, No. 12. (H.)

N<sup>o</sup> 12. (H.)

TREASURY LETTER, transmitting a Minute of that Board, on the PLANS proposed for the Improvement of MARYBONE PARK.

MY LORD, AND GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report of 7th August last, transmitting the Reports, Plans, and Estimates of Messrs. Leverton and Chawner, and of Mr. Nash, respectively, on the subject of the projected Improvements of Marybone Park; and also your Report transmitting a further Report and Plan from Mr. Nash, for the same object, in which the quantity of Building is considerably abridged: And My Lords having resumed the consideration of sundry Letters from the Commissioners of Barracks and of Colonel Neville, on the subject of erecting Barracks for the Life Guards and Artillery on the said Park; I have received their Lordships commands to transmit copy of the Minute of this Board of 18th instant, on this subject, for your information and guidance.

I am my Lord, and Gentlemen,

Treasury Chambers,  
21st October 1811.

Your obedient servant,  
*Rd Wharton.*

Copy of TREASURY MINUTE, dated 18th October 1811.

READ, Report from the Commissioners of Woods, transmitting the Reports, Plans, and Estimates, of Messrs. Leverton & Chawner, and of Mr. Nash respectively, on the subject of Marybone Park.

Read also, another Report from the said Commissioners, transmitting a further Report and Plan from Mr. Nash, for the same object, in which the quantity of Building is considerably abridged.

My Lords resume the consideration of the Commissioners of Barracks Letters of the 26th December 1810, and of the 21st March 1811, on the subject of erecting a Barrack for the Life Guards on the said Park; and also of a Letter from Colonel Neville, of the 19th July 1810, in which he states, that he is directed by the Board of Ordnance to make application to My Lords for a few Acres of Land in Marybone Park, as the site of an Artillery Barrack.

The Chancellor of the Exchequer acquaints the Board, that he has had an interview with his Royal Highness the Commander in Chief, and that His Royal Highness has expressed an opinion, that the situation marked on the northern confine of the said Park in Mr. Nash's Plan, No. 4. for the said Barracks, is well adapted for that purpose.

With reference to the applications severally made by the Commissioners of Barracks, and Colonel Neville, My Lords, under all the circumstances which ought to be considered in the disposition of this property, and being informed of the opinion entertained on this subject by His Royal Highness the Commander in Chief, are pleased to concur with the Commissioners of Woods in thinking that the said portion of Land, containing twenty-seven Acres, marked towards the northern boundary of the said Park in Mr. Nash's Plan, No. 4. will be most conveniently and suitably appropriated for the site of the Life Guards Barrack, and that such portion of the Land immediately joining thereto on the East, as may be deemed necessary for the purpose, may with equal propriety be appropriated as the site of the Artillery Barrack; and My Lords are pleased to direct the Commissioners of Woods to communicate as soon as possible with the Board of Ordnance, and with the Commissioners of Barracks, on the subject, reporting to My Lords the result of such communication. And My Lords are also pleased to direct Letters to be written to the Commissioners of Barracks, and to Colonel Neville, acquainting them respectively with the sites which My Lords have been pleased to appropriate for the two Barracks in question, and requesting they will communicate immediately with the Commissioners of Woods, in order that no time may be lost in proceeding to the erection thereof. But with respect to the general Plan of converting the said Estate, My Lords have no hesitation in stating, that they cannot approve of appropriating so much thereof to Building as is recommended by Messrs. Leverton & Chawner, and therefore cannot approve of the Plan submitted by those Gentlemen; neither can they at present sanction the Plan furnished by Mr. Nash, for the appropriation of the said Park in sites for Streets, Squares, Circuses, and Villas, with ornamental Water and Plantations so disposed as to impart a high value to the Buildings so erected. My Lords are not prepared to form any judgment to the full extent thereof, although they concur with the Commissioners of Woods, and with Mr. Nash, in thinking



N<sup>o</sup> 12. (H.)

thinking it highly expedient that a broad Drive or Road for exercise on horseback, in carriages, and on foot, should be immediately formed round the whole of the said property. My Lords are further disposed to assent to the idea of Mr. Nash, that it may be proper to make Plantations on all such parts of the said Ground as are in his Plan, No. 4, marked for Building Ground, except the site of the Barracks, and also on such parts as lie between such Plots, and the exterior Boundary of the Estate; being of opinion, that the covering so much of the said Park with Wood will be extremely ornamental in the neighbourhood of the Metropolis, if it should hereafter be determined not to erect any Buildings; and that, on the contrary, the whole or any part of Mr. Nash's Plan for Building should at any time be executed, the existence of the proposed Plantations will obviate that deformity which is occasioned by the slow progress of Buildings, and the Trees removed to make space for Houses may be disposed of at any stage of their growth to very great advantage.

My Lords also think that it may be expedient to make such Plantations as are marked in the Plan of Mr. Nash, No. 4, to the Southward of the ornamental Water therein designed, and also such Plantations to the North of the said Water, as being confined to the East and West sides of that division of the said Park, may leave a very large open space for Grass Land; conceiving that to whatever purpose the major part of this Estate may hereafter be destined, it is indispensable to render the same as ornamental to the Metropolis as its situation allows. With this impression, My Lords are pleased to direct that the said Commissioners of Woods shall forthwith proceed to lay out the Drive or Road as it is marked in the said Plan, of convenient width to contain a broad gravel Way for Carriages and Horses, and a turf Walk along the inner circuit thereof, fenced from the Park, and outward range of Plantations, as suggested by Mr. Nash; and also to stake out and fence, and plant with every variety of Forest, Fir, and Larch Trees, the Plots of Ground hereinbefore mentioned, during the present Autumn and approaching Winter: My Lords directing the said Commissioners to apply the accruing Rent of the said Estate, as far as they will go, towards defraying the charge of the said Works, and to report to this Board the progress made therein, taking particular care to make such arrangements with the present Tenant for the resumption of those parts of the said Land which are to be employed, as well as for his further tenancy of the remainder, subject to resumption at the pleasure of the Crown, as may be most advantageous to His Majesty, My Lords reserving for more mature consideration the ulterior management of the main body of the said Estate.

Transmit Copy of this Minute to the Commissioners of Woods, for their information and guidance.

N<sup>o</sup> 12. (I.)

Appendix, No. 12. (I.)

\*Supra, p. 14.

Further LETTER from Mr. Nash; with ESTIMATE of probable Revenue, according to his amended Plan.\*

To the Commissioners of His Majesty's Woods, Forests, and Land Revenues.

MY LORD, AND GENTLEMEN,

IN obedience to your commands, I have made a new Estimate of the probable Revenue from the improvements in Marybone Park, as laid down in the Plan, No. 4, authorized by the Treasury, and now acting upon.

The diminution of the Revenue below the Estimate delivered with the original Plans, arising from the great reduction in the number of Houses proposed to be built in the original Plan, and Experience from the offers I have had already made for Ground for building, has induced me in this new Estimate to alter the valuation of several parts of the Ground; I have made none higher than fifteen shillings per foot; but the sites for the Villas, allotting two Acres to each Villa, I find, will be thought moderate at £15 per Acre, instead of £10. (my former valuation).

The site for an Artillery Barrack has been determined upon since my former Estimate, and therefore was not comprehended in that Estimate.

The site of the Park unoccupied by Villas I have valued at £10 per Acre, as in the former Estimate; but the real Revenue to arise from the open Ground will depend upon the purpose to which it is applied. If it is divided among the Villas, it will let for £15. per Acre; if for Pasture of Cows and for Hay, £10. per Acre; if thrown open to the Public and grazed on by Cows, not more than £6. per Acre.



In a valuation of this kind, much will depend upon circumstances; if those parts first finished should be respectably inhabited, the value of the rest will be increased, and as the scenery improves, the unlet Land will be of greater value. If the Street should be made from Carlton House to Portland Place, I am persuaded that the whole of the property would increase two-thirds, at least, in value; but the Estimates herewith sent are formed on what experience shows us that we can get in the present crude state of the Undertaking.

N<sup>o</sup> 12. (I.)

I have the honour to be,

My Lord, and Gentlemen,

Dover-street, May 11th 1812.

Your most faithful Servant,

John Nash.

An ESTIMATE of the Revenue likely to arise from the Improvements of MARYBONE PARK, according to the Plan (No. 4).

	£	s.	d.
35,308 Feet of Building Ground - - - at 15s. -	26,481	—	—
15,520 - D <sup>o</sup> - - - at 10s. 6d.	8,148	—	—
4,230 - D <sup>o</sup> - - - at 7s. 6d.	1,586	5	—
The Circus next Portland Place - - -	1,200	—	—
The sites of 30 Villas - - - at £50 each	1,500	—	—
Small Mews at the end of Charlotte-street - - -	25	—	—
Site of Ground for the Basin for supplying the Houses with Water, 7 Acres }	387	10	—
Ground for Hotels and Taverns, &c. at ends of Streets - -	250	—	—
4,820 Feet of Stands for Markets - - - at 6s. -	1,446	—	—
Site of Ground for Artillery Barracks, valued the same as if let for building }	450	—	—
Site of Ground for Life Guard Barracks, valued as if the same was let for building }	1,100	—	—
7 Acres to the Regent's Canal - - - at £15 -	105	—	—
259 Acres of Ground in the Park - - - at £10 -	2,590	—	—
	£45,268	15	—

John Nash.



N<sup>o</sup> 12. (K.)

Appendix, No. 12. K.

MEMORIAL, on behalf of *The Regent's Canal Company*, praying the concurrence and support of the Lords of the Treasury, for carrying the said Canal through MARYBONE PARK.

To the Right Honourable the Lords Commissioners of His Majesty's Treasury.

MY LORDS,

AS Solicitors to a body of Subscribers, denominating themselves *The Regent's Canal Company*, we are directed to lay before your Lordships the Plan, Description, and Objects of a Canal, which they intend to solicit Parliament, at the ensuing Session, for authority to make and maintain, and which His Royal Highness the Prince Regent has graciously permitted to be dignified by the Appellation of *The Regent's Canal*.

It is proposed to carry this Canal through the Crown Land of Marybone Park, and that one of its Feeders for supplying it with Water should, by means of a Tunnel or Archway, pass under His Majesty's private Road leading to Pimlico, and also under Hyde Park, in its course from the Thames at Chelsea to its summit level at Paddington.

The Company humbly solicit your Lordships concurrence and support of the measure, on account of the advantages which they presume will result to the Crown Property of Marybone Park, and to the Public at large; and which they confidently hope the following statement will demonstrate.

The public utility of the Grand Junction Canal is felt and admitted in the certain and cheap conveyance to the vicinity of the Metropolis at Paddington, of the Manufactures and Produce of the Counties through which it passes.

The Regent's Canal is proposed to be a continuation of the Grand Junction Canal from Paddington, to unite with the Thames at Limehouse, passing as near to the Northern Boundary of the Metropolis as the present state of the Buildings will permit. By its means, the Produce and Manufactures of the Counties, through which the Grand Junction Canal, and the various other Canals therewith connected, take their course, may be brought to every part of the North of the Metropolis, and to the River Thames, for exportation, at the precise point where the Trade concentrates; namely, between the London and West India Docks: and the Imports to the River Thames may in return be conveyed to the interior of the Kingdom.

These Articles are, the produce of Europe and the East and West Indies, Coals coming coastways, Stone, Lime, Iron, Copper, Tin, Paving and Flagging Stones, Slates, &c. &c.; all which may, by the Regent's Canal, be conveyed to the Grand Junction Canal by  $8\frac{1}{2}$  miles of water-carriage, instead of going the present circuitous route of near 40 miles, and of course at a considerable less expense, and in a much shorter time.

The annoyance occasioned by Carts and Waggons carrying Coals, Timber, Stone, and other heavy Materials, from the Thames, across the Metropolis to its Northern boundary, which frequently choak up the passage, and occasion the universal bad state of the Pavements, will, in a great measure, be removed; and provisions and other necessities of life will be afforded to that side of the Town on as reasonable terms as on the Banks of the Thames; and in this respect, the populous Towns and Villages of Islington, Hackney, Hornsey, Highgate, Hampstead, Camden and Kentish Towns, the distance of which from the Thames enhances the price of all the Articles coming from that River, cannot fail to be materially benefited; and the consequent diminution of Horses used in the present Land conveyance, must have an effect on the price of Hay, Corn, &c.

The particular advantages which it is humbly presumed the Regent's Canal will afford to the Crown Estate of Marybone Park, are, that of water conveyance for Military Stores to and from the Barracks (should they be established there), for supplying Hay, Corn, &c. from the Counties through which the Canal and Grand Junction Canal pass, and for taking away the Manure, &c.

In order to effect these desirable objects, the Company, at a very considerable additional expense, propose to make the Canal along the line of front of the Barracks as they are now staked out.

The Regent's Canal will also furnish any ornamental Water that it may be thought desirable to make in Marybone Park, and the Canal may be made to supply, by the cheap means of water-carriage, any Markets that may be established there; all which cannot fail to augment the Revenue to arise from letting those Lands.

This Canal is considered by the Grand Junction Canal Company as perfecting theirs, and completing its utility to the Public, and therefore has their sanguine good wishes.

The



A PLAN  
of the proposed  
REGENT'S CANAL  
through  
MARYLEBONE PARK.









The accompanying Plan shows the course of the Canal through the Crown Land of Marybone Park, and the proposed collateral Cut to Markets, should any be formed on its Eastern side, as they are marked out on the Ground. No. 12. (K.)

Under these circumstances, the Subscribers to the Regent's Canal again humbly solicit the concurrence and support of your Lordships.

We have the honour to be, with due respect,

Your Lordships most obedient and very humble Servants,

Bloomsbury Square,  
2d Jan. 1812.

Edwards & Lyon.

THE Lords Commissioners of His Majesty's Treasury are pleased to refer the foregoing Letter and Enclosure to the Commissioners of His Majesty's Woods, Forests, and Land Revenues, who are to consider the same, and report to My Lords their Opinion what may be fit to be done therein.

Whitehall, Treasury Chambers,  
the 7th day of January 1812.

Geo. Harrison.

Appendix, No. 12. L.

No. 12. (L.)

REPORT of the Commissioners of Woods, &c. on the Memorial of *The Regent's Canal Company*; with Conditions, on which it seems proper to comply with the Application.

MY LORDS,

Office of Woods, &c. 22d February 1812.

IN pursuance of your Lordships reference to us, dated the 7th ultimo, of the annexed Letter from Messrs. Edwards and Lyon, Solicitors for a Bill for making a Canal from Paddington to the River Thames at Blackwall, which it is proposed to carry through Marybone Park, we have fully considered the said Letter, and the Plans which accompanied it; and after conferring with Mr. Nash thereon, we prepared and transmitted to Messrs. Edwards and Lyon the annexed copy of the Conditions upon which it appeared to us that it would be proper to recommend the measure to your Lordships favourable consideration; and we have received from them a Minute of a Committee of the Subscribers to this Undertaking, stating that the Company are willing to comply with those Conditions; and they have also submitted to us certain Clauses for that purpose, which are proposed to be inserted in the Bill now depending in Parliament, so far as the requisite forms will permit; but it appears that the collateral Cut delineated on Mr. Nash's Plan, No. 4, and specified in the 7th article of the annexed Conditions, cannot be executed under the present Bill, as no mention was made of such collateral Cut in the Notices of the intended application to Parliament.

The Company of Proprietors have, however, agreed to enter into an engagement with us to complete that part of the Plan, and to propose a Bill for that purpose in the next Session of Parliament.

Under these circumstances we submit to your Lordships, that as the proposed Canal not only forms one of the principal features of Mr. Nash's Plan for the Improvement of Marybone Park, and is essential towards the execution of that Plan, but will also in our opinion be of great benefit to the Public at large, the measure appears to us extremely proper to be submitted to the gracious consideration of His Royal Highness the Prince Regent, in order that, if he shall be pleased to approve thereof, the consent of the Crown may be signified in the usual manner.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

CONDITIONS, on which the Commissioners of His Majesty's Woods, &c. are disposed to recommend the Application of *The Regent's Canal Company* to the favourable Consideration of Government,

1.—THAT the said Canal shall be carried through Marybone Park in the exact line of direction laid down on the Plan which accompanied the Letter from the Solicitors for the Canal Company, to the Lords of the Treasury, dated the 2d January 1812.

(189.)

N n

2.—That



No. 12. (L.) 2.—That the ornamental Water proposed to be formed in Marybone Park, shall be supplied from the Canal; that such ornamental Water shall be kept on a level with the Water of the Canal; and that a sunk Wall shall be erected by the Canal Company at the commencement of the said ornamental Water, for the purpose of preventing vessels passing up and down the Canal, from entering the same.

3.—That none of the ornamental Water, so supplied, shall be permitted to be drawn off by any Pipes or Mains to be introduced therein, or its quantity diminished otherwise than by the natural evaporation thereof.

4.—That the Towing Path of the said Canal shall be, throughout, on the North side thereof; that the same shall not be more than one foot above the level of the Water; and that the Land to be occupied by such Towing Path, and by the Canal, shall not exceed in breadth sixty-two feet, except in such places where a greater breadth may be requisite for forming the Banks with a proper slope, and that in such places no greater breadth shall be allowed than is absolutely necessary for the above-mentioned purpose; and that the Banks shall be sloped and turfed in such manner as shall be required and approved of by the Commissioners of His Majesty's Woods, Forests, and Land Revenues.

5.—That no Wharf, Warehouse, Steam Engine, or place for loading, unloading, or depositing Goods, shall be permitted on any part of the line of the said Canal, on either side, within Marybone Park, except on the northern side under the front of the Barracks, and there only for loading and unloading such articles as may be required for the use of the Troops to be quartered in the Barracks, or which it may be necessary to remove from thence; and that such place or places of loading and unloading for the purposes aforesaid, shall only be made by the Canal Company in such situations, and in such manner, as shall be approved of by the Commissioners for the Affairs of Barracks for the time being.

6.—That the said Canal and Towing Path shall be fenced out by and at the expense of the Canal Company on each side throughout the whole of that part of the line which is within the Park, in such manner as shall be required and approved of by the Commissioners of His Majesty's Woods, Forests, and Land Revenues for the time being; and that the under-mentioned Bridges on the Canal shall be erected by and at the expense of the Canal Company, viz. one Bridge at the crossing of the Road on the western Boundary of the Park; one other Bridge at the crossing of the western Road now making within the Park; one other Bridge at the crossing of the said Road on the western Boundary of the intended Life Guard Barrack; one other Bridge in front of the said Barrack; one other Bridge in front of the intended Artillery Barrack; and one other Bridge at the crossing of a Road intended to be made on the Northern boundary of the Park. The said several Bridges to be of Bricks, covered on each side with Parker's Cement, and to be of the same width as the Roads with which they are to communicate respectively; and that they are to be of such design and form of Arch, as shall be approved of by the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

7.—That the collateral Cut delineated on the accompanying Plan, and terminating in a small Basin at the South end thereof, shall be formed by and at the expense of the Canal Company; such collateral Cut to be of the same form and dimensions as the main branch of the Canal, and to be made and completed under the same regulations and restrictions; and that the charge for conveying goods along the said collateral Cut shall not exceed the rate of two-pence per ton, and so in proportion for any greater or less weight; but that every package of whatever weight under half a ton, shall be charged the same as if the weight of such package amounted to half a ton.

8.—That no Clay, Soil or Gravel, to be dug out in forming the said Canal, shall be thrown up and left on the Banks thereof, or made use of by the Company for the purpose of making Bricks or otherwise, but that the same shall be deposited in such convenient situations, and in such form, within the Park, as shall be required by the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

9.—That for the quantity of Land to be occupied by the said Main Canal, and by the Towing Path and Banks thereof, and by the proposed Headway under Hyde Park, there shall be paid to the said Commissioners, on account and for the use of His Majesty, such sum or sums of Money as the said quantity of Land shall be valued at by competent indifferent persons, mutually named on behalf of His Majesty, and of the Canal Company; or, if such value shall not be satisfactory to both parties, that the same shall be referred to a Jury under the clause usually introduced into similar Acts of Parliament.

10.—That the Company shall complete the digging and forming of so much of the said Canal as is to go through Marybone Park within one year, which may be easily done, as there are to be no Locks on that part of the Line.



SIR,

N° 12. (L.)

BY the desire of the Committee of the Regent's Canal Company, we transmit to you, for the information of the Commissioners of His Majesty's Woods, &c. a Copy of the Resolution passed relative to the Conditions on which the Commissioners are disposed to recommend the application of the Company to the favourable consideration of Government; and we beg to inform you, that the moment we can get the Clauses settled by Counsel, which we have little doubt of accomplishing by Monday morning, a copy of them shall be transmitted to you.

We have the honour to be, Sir,

Your most obedient humble Servants,

Bloomsbury Square, 14th Feb. 1812.  
Alex. Milne, Esq.

*Edwards & Lyon,*  
Solicitors for the Regent's Canal Company.

At a Meeting of the Regent's Canal Sub-Committee, held this 13th day of February 1812,  
at the Freemasons Tavern, Great Queen Street,

CHARLES MONRO Esquire, in the Chair;

It was Resolved,

That Mr. Edwards be requested to communicate to the Commissioners of His Majesty's Woods, Forests, and Land Revenues, that it is the intention of the Regent's Canal Company to comply with the Conditions stated by them, and that Clauses for that purpose shall be inserted in the Bill now depending in Parliament, so far as the forms of the Houses will permit; and that such of the said stipulations as the Rules of the Houses will not allow to be inserted in the present Bill, the Company of Proprietors of the Regent's Canal will enter into engagements to perform, and to bring in a Bill for that purpose in the next Session of Parliament, if the said Commissioners shall think proper.

A Copy from the Minutes of the Regent's Canal Sub-Committee.

14th Feb. 1812.

*Tho. Homer, Secretary.*

## Appendix, No. 12. M.

N° 12. (M.)

## TREASURY LETTER, and MINUTE; suggesting further Conditions.

MY LORD, AND GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Letter of 22d ultimo, on one from Messrs. Edwards and Lyon, Solicitors for a Bill for making a Canal from Paddington to the River Thames at Blackwall, which it is proposed to carry through Mary-le-bone Park; I have it in command to transmit a Copy of the Minute of this Board of this date, upon the said subject, for your information and guidance.

I am, my Lord, and Gentlemen,

Treasury Chambers,  
20th March 1812.

Your obedient Servant,  
*Rd. Wharton.*

Commissioners of Woods, &amp;c. &amp;c..

Copy of Treasury Minute, dated 20th March 1812.

Read Letter of Commissioners of Woods, of 22d ult. on a Letter from Messrs. Edwards and Lyon, Solicitors for a Bill for making a Canal from Paddington to the River Thames at Blackwall, which it is proposed to carry through Mary-le-bone Park, &c.

My Lords concur with the Commissioners of Woods in thinking the said Conditions perfectly proper; but my Lords are of opinion, that in addition to the same, it ought to be stipulated with the Proprietors of the said Canal, that Clauses shall be inserted in the said Bill, restricting them from erecting any Steam Engine within the limits of the said Park; and also providing, that all retaining Walls which may be necessary in that part of the said Canal which is contiguous to the proposed site of the Cavalry and Artillery Barracks in the said Park, shall be built and maintained at the sole charge of the said Proprietors. Subject to these additional Conditions, My Lords see no objection to the giving H. R. H. the Prince Regent's consent to the said Bill.

Transmit Copy of this Minute to the Commissioners of Woods, for their information and guidance.



No. 12. (N.)

Appendix, No. 12. N.

REPORT of the Commissioners of Woods, &c. stating, that the proposed further Conditions, on the *Regent's Canal* passing through Marybone Park, had been agreed to.

MY LORDS,

Office of Woods, &amp;c. 25th March 1812.

WE received Mr. Wharton's Letter dated the 20th instant, transmitting to us a Copy of a Minute of your Lordships Board of the same date, wherein it is stated that your Lordships are of opinion, that in addition to the Conditions specified in our Letter of the 22d ult. as proper to be required before His Royal Highness the Prince Regent shall be advised to give his consent to the Bill now before Parliament, for making a Canal from Paddington to the River Thames at Blackwall, it ought to be stipulated with the Proprietors of the said Canal, that no Steam Engine shall be erected in Marybone Park; and that all retaining Walls which may be necessary in that part of the Canal which is contiguous to the proposed Cavalry and Artillery Barracks, shall be built and maintained by the Proprietors of the Canal; and having communicated the said Minute to Messrs. Edwards and Lyon, Solicitors for the Bill, and acquainted them that if the Company were disposed to accede to those Conditions, they must be inserted specifically in the Bill: We have received a Letter from them, informing us that the clauses already prepared have been so altered as to embrace effectually and specifically the objects mentioned in the said Minute.

We are, my Lords,

Your very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

No. 12. (O.)

Appendix, No. 12. O.

TREASURY LETTER, referring printed Copy of the *Regent's Canal* Bill, and Memorial of the Solicitors of the Bill, praying the Consent of the Crown on the third reading thereof.

MY LORD, AND GENTLEMEN,

I AM directed by the Lords Commissioners of His Majesty's Treasury to refer the Print of the *Regent's Canal* Bill herewith transmitted, for your consideration; and I am to desire you will report, whether it is in your judgment expedient that the *Regent's* consent should be given on the third reading thereof.

I am, my Lord, and Gentlemen,

Your obedient Servant,

Rd. Wharton.

Treasury Chambers, 5th May 1812.

To the Right Honourable the Lords Commissioners of His Majesty's Treasury.

MY LORDS,

AS Solicitors to a body of Subscribers denominating themselves *The Regent's Canal Company*, we are directed to lay before your Lordships a Bill, now depending in the Honourable the House of Commons, intituled "A Bill for making and maintaining a Navigable Canal from the *Grand Junction* Canal in the Parish of *Paddington*, to the River *Thames* in the Parish of *Limehouse*, with a collateral Cut in the Parish of *Saint Leonard Shoreditch*, in the County of *Middlesex*." It is proposed to make the intended Canal through His Majesty's Land called *Marybone Park*; and also to make an underground feeder, to pass under His Majesty's private Road leading to Pimlico, and also under Hyde Park, for conveying water from the Thames to the Canal; we are therefore directed humbly to solicit of your Lordships, that the Consent of the Crown may be signified to the Bill.

We have the honour to be, with great respect,

Your Lordships most obedient and humble Servants,

Edwards &amp; Lyon.

Appendix,



## Appendix, No. 12. P.

N<sup>o</sup> 12. (P.)

Further TREASURY LETTER, referring two Letters from Mr. *Portman*, and a Paper of Observations from the Commissioners of Sewers, on the subject of the operation of the *Regent's Canal* Bill, as affecting the Drainage of the Western part of the Metropolis.

MY LORD, AND GENTLEMEN,

Treasury Chambers, 7th May 1812.

THE Chancellor of the Exchequer having communicated to this Board two Letters from Mr. *Portman*, representing the detriment which will accrue to the Public and to himself, if a Bill now pending for making a Navigable Canal from Paddington to Limehouse, lately referred for your consideration, should pass into a Law; and also a Letter, with its Enclosure, from the Commissioners of Sewers, representing that the operation of the said Bill will tend to ruin the Drainage of the North-western parts of this Metropolis; I am commanded by the Lords Commissioners of His Majesty's Treasury, to transmit the said Papers to you, and to desire that you will, at your earliest leisure, report upon the several allegations contained therein: And I am particularly to call your attention to that part of the Statement of the Commissioners of Sewers, which asserts, that the Level of the bottom of King's Scholars Pond Sewer, at the extremity of Baker-street, is one foot above the level of the bottom of the proposed Canal, where the same crosses Marybone Park, in consequence of which, no contrivance can possibly prevent the said Canal from intercepting the Waters which flow from the Grounds North of the proposed line thereof, and thereby diverting them from their ancient course to the said Sewer; with a view to your ascertaining the correctness of that fact, by means of such information as you may be enabled to collect from Engineers and other persons wholly unconnected either with the project of the said Canal, or with the Commissioners of Sewers; and also with a view to your enabling yourselves to report fully to My Lords whether any, and what extent of public or private injury may, in reality, be derived from the operation of the said Bill, in case His Majesty should be advised to consent to the same passing into a Law.

I am,

My Lord, and Gentlemen,

Your obedient Servant,

The Commissioners of Woods, &amp;c. &amp;c.

*Rd. Wharton.*

## Appendix, No. 12. Q.

N<sup>o</sup> 12. (Q.)

REPORT of Commissioners of Woods, &amp;c. on the two last-mentioned References.

MY LORDS,

Office of Woods, &amp;c. 11th May 1812.

WE received a Letter from Mr. *Wharton*, dated the 5th instant, referring to us a Print of the *Regent's Canal* Bill, for our consideration, and desiring we would report to your Lordships whether, in our judgment, it is expedient that the Regent's consent should be given on the 3d reading thereof; and also Mr. *Wharton's* subsequent Letter of the 7th, transmitting, by your Lordships commands, two Letters from Mr. *Portman*, representing the detriment which, as he therein alleges, will accrue to the Public and to himself, if the said Bill should pass into a Law; and also, a Letter from the Solicitor to the Commissioners of Sewers for Westminster and part of Middlesex, inclosing a Paper, intitled, "Observations on the proposed Paddington Canal," which Paper represents that the operation of the said Bill will tend to ruin the Drainage of the North-western part of the Metropolis; and desiring us to report on the several allegations in the said Papers, and particularly calling our attention to that part of the Statement of the Commissioners of Sewers, which asserts "That the Level of the bottom of the King's Scholars Pond Sewer at the extremity of Baker-street, is one foot above the Level of the bottom of the Canal where the same crosses Marybone Park, in consequence of which no contrivance can possibly prevent the said Canal from intercepting the Waters which flow from the Grounds North of the proposed line thereof, and thereby diverting them from their ancient course to the said Sewer;" and suggesting the means you were desirous we should adopt for ascertaining that fact; and "whether any, and what public or private injury may, in reality, be derived from the operation of the said Bill, in case His Majesty should be advised to consent to the same passing into a Law."

(189.)

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And



N<sup>o</sup> 12. (Q.)

And having taken the said Papers into our consideration, we thought it right to refer the question above stated to Mr. Rennie, an Engineer of established reputation and experience, and not connected with the project of the said Canal, or with the said Commissioners of Sewers, and of whose skill and intimate acquaintance with the subject of the Sewers and Drainage of and near the Western part of the Metropolis We had formed a very favourable opinion, from an elaborate Report of his on that subject, which we had occasion to peruse when the Tunnel, now making in Hyde Park, was under our consideration.

We have now received Mr. Rennie's Report on our said reference to him, of which a copy is hereto annexed, and the general result thereof appears to be, that by the means he proposes, the complete Drainage and full advantage of the Surface Water of the higher Ground adjoining to the North side of the intended Canal, in its course through Marybone Park, may be obtained by carrying it either in the direction of the present Watercourse, at the point marked B<sup>2</sup> in a Plan also hereunto annexed, through such a Culvert as he describes under the bed of the Canal, and so pursuing the present line down to the head of the Sewer in North Baker-street, or by forming a new Watercourse in the direction marked A. B. C. on the Plan, that is, within and close to the North-western boundary of Marybone Park, so as to cross the line of the Canal at A<sup>2</sup> where it enters the Park, and to terminate in like manner at the head of the Sewer in North Baker-street.

It seems to be Mr. Rennie's opinion, however, that this last mode of Drainage is preferable to the other, and as it is material to the Plan for the Improvement of Marybone Park, which has in part received your Lordships sanction, that this last-mentioned Line should be adopted, We think that it may be proper to insert a Proviso in the Clause in p. 59. of the Bill, directing that the Drainage Sewer from the North should be brought under the Canal at that point, and we have accordingly had the Draft of such a Proviso prepared.

With respect to the more general inquiry as to whether any, and what public or private injury may arise from the Bill, as it has passed the Committee of the House of Commons, (with the addition of the Proviso we have now proposed, and certain other corrections to be afterwards mentioned), May we be permitted to submit to your Lordships what has appeared to us to be the only matters for our consideration, in all cases where Bills introduced into Parliament at the suit of private parties, have been referred for our opinion.

1st.—We have conceived that what may be described as the initiative consent of the Crown to any private Bill, can only be necessary when any of its provisions tend to affect the landed property of the King, and that such consent, in such cases, is required on the same principle on which that of other Proprietors of land is made necessary, previously to the introduction into Parliament of any Bill affecting their Estates, with this difference only, that the interest of the King, in respect of his Hereditary Estate, is considered as of so sacred a nature, that no such Bill is suffered to pass either House until the consent of the Crown is publicly declared in that House, and which consent of course is not so signified until those who have to advise His Majesty in that respect have formed their opinion, and who naturally refer the question to the consideration of the person or persons to whom the management of the Land Revenues of the Crown, under the controul of Your Lordships, is intrusted.

2d.—That whatever may concern the interest of the Public at large, in such cases, is left to the wisdom of Parliament in its ordinary course of proceeding.

3d.—And what concerns the interest of Individuals, to the established course of litigation with the promoters of the Bill, who, upon their Petition, can be heard against it, by themselves, their Counsel, or Agents.

According to this understanding of the matter, the points to which We directed our attention, when the original application of the Projectors of the Bill to your Lordships was referred to us, were,

1. How far the value of the Land of the Crown, through which the Canal was to pass, would be diminished or improved thereby.
2. In case of any such diminution, whether it was such as to admit of compensation, and if so, what the nature and amount of the compensation ought to be; and,
3. What guards ought to be provided against eventual injury.

As to all these points, it appeared to us that provision was made by the Conditions which we submitted to your Lordships on that occasion, with the addition of those contained in a communication from Mr. Wharton to us on the subject, by which we were informed that your Lordships concurred with us in thinking the said Conditions perfectly proper. Clauses will be found in the Bill, *pages 79, &c. seq.* calculated to give them effect.

It is true, that in considering the particular stipulations to be required on the part of the Crown, it did not occur to us to propose any specific regulation on the subject of the Drainage of and through Marybone Park, such as the present reference by your Lordships, and the opinion of Mr. Rennie, have suggested. How that happened will be best explained by stating shortly what we had previously done in that respect.

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The question of Drainage and Sewage was one of the objects of our attention in the Instructions \* we gave to the Architects who prepared the Plans and Reports for the Improvement of the Estate of Marybone Park; and Mr Nash, accordingly, in the Plan which obtained the preference from your Lordships, recommended a new and general system of Sewers throughout the whole of the Western part of the Metropolis, and the other Land adjoining thereto on the North side of the Paddington Road, connected both with the local Drainage and the rest of his proposed improvement of Marybone Park.

N<sup>o</sup> 12. (Q.)

\* Supra, p. 95.

This being the case, we naturally supposed that no difficulty would arise from the intended course of the Canal, which he would not foresee and guard against; and if the opinion of the able and unbiassed Engineer whom we have consulted, may be depended upon, namely, that the Drainage in question can be completely provided for from beyond Marybone Park, by the new Sewer laid down in the Plan to be conducted in the manner above set forth at the point A<sup>e</sup>. under the bed of the Canal, the Clause we have prepared in pursuance of that opinion will sufficiently answer the purpose, and ought not to be objected to, either on the part of the Canal Company, or on that of the Commissioners of Sewers.

After what we have thus taken the liberty to represent, We trust your Lordships will not expect any particular observations on the various topics of objection set forth under the heads of "public or private injury" in the Statements of the Commissioners of Sewers, and Mr Portman. Indeed, we are strongly persuaded that any inquiry we could have the means of instituting on those subjects, must have been extremely unsatisfactory.

In the first place it would, we think, have been necessary for us to call upon the other party for such answers as they might be able to give to those allegations; after which, we should have had to enter into an examination of great extent and difficulty, without having it in our power to obtain information or evidence under any of those sanctions which are necessary for the establishment of controverted facts. And secondly, though we have thought it most consistent with the general tenor of your present reference to us, not to enquire into the particulars of the Evidence produced on each side by the contending Parties, when the Bill was before the Committee of the House of Commons, it cannot but be believed that during the long investigation that took place before that Committee, every material objection now relied on was brought forward, and met by evidence and argument. This indeed is to be gathered, as to many of the points, from the papers now before us; and the necessary inference seems to be, that the Committee concluded, on the whole, either that the objections were unfounded in point of fact, or that none of them were of sufficient weight to countervail the public benefit to be expected from the measure.

But further, it will be in the power, both of the Commissioners of Sewers, and of Mr. Portman, when the Bill goes to the other House of Parliament, if they shall be so advised, and shall make out a case for further litigation there to the satisfaction of their Lordships, to renew their objections, and be heard by their Counsel and Witnesses, and in that event the Evidence on both sides will be given upon oath.

To conclude:—We think it our duty to say, that under all the circumstances of this case, as it now stands, it appears to us, that on the adoption of the specific proviso herein recommended, and certain corrections we have had inserted on the margin of the printed copy of the Bill, it would not be advisable to interpose the authority of the Prerogative of the Crown to the effect of stopping its further progress in Parliament; and therefore, in our judgment, it is expedient that The Prince Regent's Consent should be given on the third reading thereof.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.



N<sup>o</sup> 12. (R.)

Appendix, No. 12. R.

REPORT of Mr. JOHN RENNIE, on the means of obviating the Objections to the *Regent's Canal*, in respect to the Drainage of the Western part of the Metropolis.

MY LORD,

London, May 11th 1812.

IN consequence of your Lordship's and the other Commissioners of the Office of Wood's Instructions, dated 8th instant, transmitted to me by your Secretary, Mr. Milne, I went to Paddington on Saturday last, and had the Levels taken from the surface of the Water in the Grand Junction Canal, when kept at its ordinary navigable height, and the bottom of the Sewer in North Baker-street, and found the bottom of the said Sewer to be fifteen feet eleven inches and a half lower than the surface of the Water in the said Canal; this Fall may not correctly agree with other levels that have been taken, owing to the irregularity of the bottom of the Sewer, but I believe the difference will be found very inconsiderable.

The intended Regent's Canal is proposed, as I am informed, to be made on the same level with that of the Grand Junction Canal, except where the supply of Water is to be brought into it, and there it is to be kept by means of a Gauge Lock about six inches above the level of the Grand Junction Canal.

Its course across Marybone Park has been pointed out to me, and I have measured the distance between it and the end of the Sewer in North Baker-street in two places. The one where it enters the Park at the Letter A<sup>2</sup> on the annexed Plan, and the other where it crosses the present Watercourse that takes the drainage from the Lands, which decline to it at B<sup>2</sup>. The former distance I found to be 1650 feet, and the latter, taking the regular bend of the valley, to be 2,244 feet.

Taking the depth of Water in the Regent's Canal to be five feet (the same as that of the Grand Junction Canal) the height of the bottom of this Canal above the bottom of the Sewer at the upper end of North Baker-street will, according to the before-mentioned levels, be ten feet and eleven and a half inches; so that the fall to convey the Water which drains from the Land, North of the intended Regent's Canal, will be confined within the limits above stated.

In referring to levels and measurements taken under my directions in the year 1807, and upon which I founded my Report on the Sewage of Westminster, I recommended that the Main Sewer should pass along the line of Baker-street, and through various other Streets therein named, to the Thames at the bottom of Northumberland-street, Charing-Cross; and that taking the level of the bottom of the Sewer at the upper end of York Place, (and which I called Baker-street, New Road,) at twelve feet under the surface of the said Road, there would be a fall in the bottom of the Sewer to the surface of half-tide in the Thames of little more than two-tenths of an inch in a yard; but allowing the fall between Charing-Cross and the Thames to be somewhat greater than that above, there would be a regular fall of two-tenths of an inch in a yard from the New Road St. Mary-le-bone to Charing-Cross, and this rate of fall per yard is about five-eighths of an inch for every ten feet, which is what the Commissioners of Sewers for Westminster seem to consider as a proper declivity to be given to all the Main Sewers, whenever it can be had, within their district.

If the above rate is to be applied to the continuance of a Sewer from the head of North Baker-street to the proposed Regent's Canal, it will appear that if the Sewer were to cross the Canal at the nearest point A<sup>2</sup>, namely, one thousand six hundred and fifty feet from the upper end of North Baker street, the rise in the bottom of this Sewer would be eight feet, seven inches, one-eighth; i. e. the bottom of the Sewer would come within two feet, four inches, three eighths, of the level of the bottom of the Canal; but if it was to cross it in the line of the present Sewer at B. it would be eleven feet, eight inches; i. e. the bottom of this Sewer would be eight and a half inches above the bottom of the Canal. From the above facts it is quite clear, that whether a Sewer from the drainage of the Lands North of the Regent's Canal crosses it at the nearest Point A. or in the line of the present Sewer or Ditch at B. it cannot be made to have the declivity of five-eighths of an inch in ten feet, unless the Tunnel or Culvert under the Regent's Canal is a Syphon Culvert; otherwise it could not be made of a sufficient capacity to take the Water which now falls on the Ground above specified, and which, when the Ground is built over with Houses, will run off with more rapidity than it now can do.

The Quantity of Land lying North of the Regent's Canal, and which now drains by the King's Scholars Pond Sewer, is, according to the best of my information, about 575 Acres.

If the whole was built over with Houses, and the greatest quantity of Rain were to fall upon it in one day which has been known to fall within the memory of man, and this quantity was to be discharged through a Tunnel or Culvert to be made under the proposed Regent's Canal, it would require to be of a capacity sufficient to discharge about 3,000 cubic feet



feet per minute; which, if the Sewer was to be made with a declivity of five-eighths of an inch in ten feet, could not be made with convenience under the Regent's Canal, even if it were to be crossed at the nearest point A<sup>2</sup>.: but if it were to be crossed at the most distant point, namely, where the Canal crosses the present Sewer, it could not be made at all, unless the Culvert was to be a Syphon one.

N<sup>o</sup> 12. (R.)

I cannot venture to point out the best place for carrying the Water which drains from the Grounds lying North of the Regent's Canal, under it; that will in a great measure depend on the Plan to be adopted for the Buildings; but I will suppose that even the most distant point B<sup>2</sup>. is fixed on as the place for this purpose.

Then, if a Sewer is made from that at the head of North Baker-street, having a declivity of four-tenths of an inch in ten feet, the bottom of the Sewer will come within three feet six inches of the bottom of the Canal, and if a Syphon Culvert is made having one foot of curvature, and six and a half or seven feet wide, it will be of sufficient capacity to pass all the drainage Water from the Land lying North of the Regent's Canal; or if five-eighths of an inch in ten feet were to be given to the bottom of the Sewer, and the curvature of the Syphon increased, a small difference of head between the North and South side of the Canal would be sufficient to force the Water under it. But if the Sewer is to pass under the Canal at the nearest part A<sup>2</sup>. less curvature in the Syphon would be required.

I will not pretend to say that a Syphon Culvert is as perfect as one which is not a Syphon; but I have no doubt in my mind, from the result of many works which I have executed of a similar kind, that every wished-for purpose will be fully attained by such means, and therefore, in my view of the subject, no reasonable objections can be made to this mode.

The Clause in the Act, page 59, contains the powers requisite for this purpose; but perhaps it would be more satisfactory if a specific Clause were to be inserted in the Act, fixing the place where the Culvert is to be made, its construction and dimensions, and the size and declivity of the Sewer from thence to its junction with the Sewer in North Baker-street.

I have the honour to be,

My Lord, and Gentlemen,

Your most humble Servant,

*John Rennie.*

The Right Honourable Lord Glenbervie,  
and the other Commissioners of His  
Majesty's Woods, &c.

Appendix, No. 12. S.

N<sup>o</sup> 12. (S.)

TREASURY LETTER; approving Mr. RENNIE's Plan for the preservation of the Drainage of the Metropolis, as a preliminary Condition.

MY LORD, AND GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report of the 15th instant, on the subject of the Regent's Canal Bill, I have it in command to acquaint you, that My Lords concur in the sentiments expressed in your said Report, and approve of the insertion of the said Clause, tending to effectuate Mr. Rennie's Plan for the preservation of the Drainage of the Metropolis, as a preliminary condition (in addition to those heretofore insisted on) to the giving His Royal Highness the Prince Regent's Consent on the third reading of the said Bill; and I am to desire you to communicate with the proper Parties on behalf of the Proprietors of the said Canal to the effect aforesaid, with the least possible delay.

I am, my Lord, and Gentlemen,

Your most obedient Servant,

*Rd Wharton.*

Treasury Chambers,  
27th May 1812.

Commissioners of Woods, &c.



No. 13.

Appendix, No. 13.

REPORT of the Commissioners of Woods, &c. proposing a new Scheme of Covenants to be inserted in Leases of Land Estates of the Crown, with a Copy of such Covenants; and Form of a Field Book.

MY LORDS,

Office of Woods, &c. 15th July 1811.

WE feel it incumbent upon us to address your Lordships on the subject of the Special Covenants inserted in Crown Leases; with regard both to the objects of several of them, and to the manner of securing a due compliance with them.

Appx. No. 16.

Mr. Fordyce, the late Surveyor General of His Majesty's Land Revenue, in his Memorial to your Lordships' Board, dated the 12th of May 1802, and inserted in the Appendix to his Second Triennial Report to His Majesty and the two Houses of Parliament,—after observing that, before the passing of the Act of 1794, for the better management and improvement of the Land Revenue, no Covenants used to be inserted in the Leases of that property respecting the management of the Land, but that since the establishment of the new system under that Act, it had become obvious that some such Covenants in those Leases were necessary, in order to secure the permanency of the expected improvements, and to protect the property from waste,—proceeded to recommend, under four divisions the substance of the Covenants which, at that time, he thought it would be advisable to adopt.

\* Appendix to  
Surveyor General's  
3d Triennial  
Report, No. 9.  
p. 148.

Mr. Fordyce, afterwards, and after some intervening communication with your Lordships' Board on the subject, presented another Memorial,\* in which he laid before you a scheme of twelve different Covenants which, on mature consideration of the subject, and for reasons which he had then, or on the former occasion, submitted, he thought it would be advisable, generally speaking, to insert in the Leases for thirty-one years the longest term which can now be granted) of the Landed Property of the Crown.

In the first of the said Memorials, he had proposed, that for the last ten years of a Thirty-one year's Lease, a certain specific course of management should be positively prescribed to the Tenant, on the ground that, during that period, it would become the Tenant's interest, if not put under such a restriction, though ultimately injurious to the Estate, to raise on it as many Crops, of the most profitable kind to himself, as the ground would produce.

3d Triennial  
Report, p. 115.

But it appears, that after much attention given to what was proposed in his said first Memorial, it was thought by your Lordships' Board, that it was not necessary that the fixed mode of cultivation he had recommended should be established for so great a part of the term, and that proper restrictions on the management for the last five years would give sufficient security for the improvement of the Land.

Mr. Fordyce, therefore, in his said second Memorial, confined his proposals, for a specific course of husbandry, to the last five years, and among the Covenants therein recommended, inserted two (the tenth and eleventh) on the above principle; and he also then took occasion to submit, that a general rule and order should be made for the insertion of the Covenants so recommended by him in all Leases, except in cases where the Land Surveyors, acting on oath, should represent that the nature of the soil, or other circumstances, rendered it advisable to adopt a different course of management; which reasons being stated to the Treasury in the Report of the Surveyor General, Orders might be given for an alteration in those particular instances.

Letter from Mr.  
Sargent, 14th  
May 1804, Ap-  
pendix to 3d  
Triennial Re-  
port. No. 9.  
p. 149.

Your Lordships, on consideration of those two Memorials, caused Mr. Fordyce to be informed, that you approved of the insertion of all the Covenants suggested by him in the second Memorial, except the tenth, the object of which was, to compel the Lessee to keep one-half of his whole Land, not being Woodland, in Grass, during the last five years, and which did not appear to your Lordships to be either generally applicable or necessary.

In consequence of these proceedings, printed copies of the special Covenants, so recommended by the Surveyor General, were prepared, still retaining the Covenant last-mentioned; but with this explanation by Mr. Fordyce in the text of his Third periodical Report to Parliament, that it was not intended to be inserted in Crown Leases, except in particular instances, where, from the nature of the soil, it should be found to be applicable.

The said Covenants have accordingly been inserted in all subsequent Leases, unless where a departure from any of them has been recommended by the Land Surveyor employed, in which cases such other stipulations were substituted as appeared to be better suited to the circumstances of the particular Estate.

In the course, however, of the seven years which have nearly elapsed since your Lordships' approbation was given to those Covenants, it has happened,

On the one hand, that, in many instances, even where the Land Surveyor had not recommended any deviation from them, the intended Lessee has refused to execute the Lease proposed to him, if some one or more of them were not omitted:

And,



And, on the other hand, We apprehend that Leases may have been accepted, containing all the Covenants, under the persuasion that it either would turn out to be impossible, according to the present course of proceeding with regard to Crown Estates, to substantiate the breaches of those Covenants, or else, if substantiated, to enforce, in a manner consistent with the lenity and indulgence the Lessees may not unreasonably expect to meet with on the part of the Crown, the Penalties attached by the terms of their Leases, or the consequences by Law incident to breaches of Covenants.

But, besides the objections on the part of the Lessees to certain of the Covenants, there were some which very experienced Land Surveyors have repeatedly represented as either inexpedient in general, or not adapted to the circumstances of particular Districts of the Kingdom, and one or more which, as we are informed, Mr. Fordyce himself, upon farther consideration, had come to think ought to be either modified or relinquished.

As soon as We became acquainted with those circumstances, we determined,

1st. To endeavour to collect, both what the experience of near seventeen years since passing the Act of 34 Geo. III. may have suggested to the late Surveyor General, or any of the Officers under him, towards any desirable alteration or amendment of the established Covenants, and what of that nature the many able Land Surveyors who have been employed during that time in the different parts of the kingdom by his authority, might, upon referring the subject to them, think it right to propose; and after collecting those materials, to form the best judgment in our power of the value of the different alterations, suppressions, or additions recommended, and to new model the series of Covenants according to such judgment.

2ndly. To consider of, and submit to your Lordships, the most practical and efficient plan, that a full consideration of the subject should enable us to recommend, for enforcing a proper compliance with such of those Covenants, as shall, in each particular case, be sanctioned by your Lordships.

In pursuance of this intention, we caused to be transmitted to a considerable number of the most eminent and experienced Land Surveyors in the ordinary employment of the Department, printed copies of the present set of Covenants, but with certain alterations, which had either occurred to the late Surveyor General or to ourselves, or were suggested to us by any of the Officers of the Department, and seemed to merit consideration, accompanied with instructions adapted to the subject, and requesting them to report to us their opinions on the various points to which the Covenants relate.

We have now received the answers of all those Surveyors, and after having given the utmost attention in our power to their different Opinions upon the several heads of *Payment of Rent, Fences, Drainage, Timber, Wood and Planting, Waste, Repairs, General course of Management, Course of Management during the last five Years, and Field Book*, We have new-modelled and altered the Covenants in various respects according to the best judgment we have been able to form on a comparative view of the different opinions and arguments which have been communicated to us by the said Surveyors.

Of the Covenants so altered, We transmit a copy herewith, and We propose to have the same printed, and copies thereof transmitted in future to each Land Surveyor to whom directions shall be given for the Survey and the Valuation of any of the Crown Estates, together, not only with certain printed general Instructions settled for the most part by the late Surveyor General, but also with such other more special Instructions as the particular circumstances of the Estate to be surveyed and valued may seem to render necessary; and, as it becomes daily more and more apparent that the management and course of cultivation of many Estates must be controuled and modified by the peculiarities of situation, soil, local habits, and otherwise, requiring of such Surveyor to state in his Report, what variations from the Covenants so transmitted to him, or what new Covenants and Stipulations, he would recommend in the particular instance, with his reasons for such recommendation; and, after receiving his Return, we farther propose to send to the Applicant for a new Lease, together with the terms as to Rent, &c. calculated in the usual way, a Statement of all the Covenants which we shall be of opinion ought to be inserted in that particular Lease.

We understand, that hitherto it has not been the usual course of the Office thus to send a Copy of the proposed Covenants with the Proposal of Terms, and, in consequence of this, several instances have occurred where, after the terms have been accepted, the Report thereon made to your Lordships Board, your Lordships Warrant issued, the Lease actually ingrossed, and the Counterpart tendered for execution, the Party has refused to execute it on the ground of objections to some of the Covenants.

As Covenants framed upon general principles can only serve as a sort of landmark or outline to guide the Land Surveyors in the first place, and ourselves, and your Lordships afterwards, in determining which of them, and what others, shall be applicable to the particular Estate under consideration, We trust that your Lordships will not disapprove of our transmitting them as new-modelled in the manner we propose, where an immediate reference to any Surveyor may be necessary, without waiting for your Lordships previous general approbation.

Mr.



No. 13.

Mr. Fordyce, in his said Memorial dated the 12th of May 1802, has observed, "That it may not, perhaps, be too sanguine to expect that the advantages which must arise from a steady perseverance in the same plan of management of the Estates of the Crown, and a continued attention to the performance of Covenants, will not be confined to those Estates only. There are few parts of England in which the Land in tillage is brought to the highest state of cultivation. Great improvements require an advance of money, not to be expected from Tenants, without Leases of such duration as to afford a reasonable prospect of getting back that money with profit; and perhaps no cause has more contributed to retard the progress of Agriculture, than the unwillingness to grant Leases, which too commonly prevails."

He further stated in the same Memorial, "That some great Plans of Improvement had already, (at that time,) been undertaken and executed on the Property of the Crown, since the introduction of the new system of management, and that he thought it not impossible that, on seeing their success, the example might be followed by private Proprietors, and a similar system adopted by them."

This last view of the subject, of the justice of which, the more we weigh the matter, the more we are convinced, tends to shew, that the proper management, in point of Agriculture, of the Lands of the Crown, may be of infinitely greater importance to the Nation at large than it can derive from any increase, however considerable, of the Land Revenue of His Majesty, and makes it incumbent upon us not only to use every means which we shall be authorized to employ for rendering the plan for that management, progressively, as perfect as the nature of such an Art as that of Agriculture will admit of, but also for enforcing the due execution of that Plan under the Leases placed by the Legislature more immediately under our direction.

From the want of some regular method of inspecting the demised Estates, and of periodically communicating to the Land Revenue Department information concerning the management thereof, it is next to impossible for the person or persons at the head of that Department to know whether the several Covenants are complied with, till perhaps at or towards the end of the term; when, in most cases, it would be impossible, or thought extremely hard and severe, to call the Lessees to account by Action of Covenant, or otherwise, for their non-compliance therewith.

It cannot be necessary for us to represent to your Lordships the evil consequences of accustoming Parties who enter into Contracts with the Crown, whereby they are to derive certain benefits, in consideration of certain duties or Conditions to be performed by them, to think that the expression of any conditions in such Contracts is mere surplusage, and that the performance of them is either not intended to be, or at least that it will not be, enforced.

After giving the most deliberate attention in our power to this very important part of the present subject, We are most strongly of opinion,

1st.—That no Covenants should be inserted, a compliance with which shall not be thought as compulsory on the part of the Tenant as the Payment of the Rent itself, unless in cases where a previous dispensation, duly authorized, shall have been applied for and obtained.

2d.—That the tenant should, under the sanction of a special Covenant for that purpose, be obliged to keep such a Register of his conduct in the Management of his Land, as may furnish adequate information and proof concerning his performance of the various other Covenants and Conditions in his Lease.

3d.—That there should be on the part of this Board some competent person furnished with a Copy, or the substance of the Lease, employed, at least annually, to inspect each landed Estate of the Crown under Lease, and to report how far, in each particular, such Covenants and Conditions have been fulfilled. This last requisite, We are satisfied, from the experience we have had, and the consideration of what has passed in the Department of the Land Revenue for above a century, but especially since the passing of the Act of 34th George III. Cap. 75. is by far the most essential improvement which the present system, as acted upon, is capable of receiving.

I.—With respect to the *first* point, a proper understanding of the compulsory nature of the Covenants for the due management of the Land, will be very soon established, if the second and third requisites we have mentioned shall be adopted.

II.—On the subject of the *second* requisite, we beg to observe, that in the present set of printed Covenants, there is one by which the Lessee is required—"To keep a Field Book, or Field Books, according to a Plan or Form to be delivered to him by the Surveyor General (or Commissioners); showing in what manner each Field or parcel of the Lands to be demised shall have been cropped or cultivated in every year of the said term; and to permit the said Surveyor General (or Commissioners) or any person appointed by him (or them) from time to time, and at all times during the term, to enter upon the premises, and examine the state of the cultivation and management thereof, and produce such Field Book or Field Books



“ Books for the inspection of the said Surveyor General (or Commissioners) or such person  
 “ or persons as shall be appointed by him (or them) as often as shall be required, and  
 “ permit him or them to take Copies or Extracts thereof: And also, when thereunto re-  
 “ quired, to deliver to the said Surveyor General (or Commissioners) or any person appointed  
 “ by him (or them) a true Duplicate or Extract thereof, and verify the same upon  
 “ oath, if required.”

It having been represented to us, when We first opened our Commission, that one or more Lessees of the Crown who had applied for new Leases, and had agreed to the terms of renewal as proposed to them, had afterwards, upon seeing the Leases with the different established Covenants, and particularly this just stated, inserted in them, hesitated to execute their counterpart of the Lease, on the ground that the Land had been and was intended to be continued in the hands of Undertenants, We caused to be introduced into the terms of this Covenant, as transmitted to the Land Surveyors, the alternative of the Lessee causing such Field Book or Field Books to be kept *by his Under Lessees or Tenants*. And here your Lordships will not fail to perceive how material it is that the persons treating for new or renewed Leases of Crown Lands, should not only be apprized of the terms as to Rent, &c. but also, of the Covenants meant to be inserted in their Leases; and likewise to observe, the advantage in this respect, as well as in many others, of letting the Lands of the Crown, where that can be conveniently done (and we conceive it may be gradually done in almost every case, if means shall be devised for diminishing the expense of Crown Leases) to immediate Occupiers, persons who will cultivate them themselves, and not underlet them, where the middle man must, of course, obtain profits which ought to be divided between the Landlord and the Occupier.

The truth however is, that although the Covenant, even without that addition, has been inserted, as we understand, in every Lease of Crown Land since the present set of Covenants was established, and has, except in the few instances to which we have referred, never been objected to, no such Book has ever been delivered to any of the Tenants; perhaps, because the late Surveyor General had not completely made up his mind as to the most useful plan of such Book; and the consequence has been, that the Tenants had just reason for considering this part of their Contract with the Crown as having no operation.

But with the sentiments We entertain on the subject, we requested the particular attention of the Land Surveyors to this Covenant, and have found that all those able and experienced persons concur in considering the keeping of a Field Book as a most important object. We transmit herewith the Form of such a Book, as referred to in the Covenant, chiefly such as it had been framed by Mr. Fordyce, but with some modifications which have occurred or been suggested to us. Appendix B.

III.—With respect to the *third* requisite, We take the liberty of reminding your Lordships, that Mr. Fordyce took every opportunity of pressing upon you that important maxim, that the best examples of improvement in Agriculture and of good Husbandry, ought to be found on the Lands under the care of Government; and he observed, in a Representation dated 15th July 1806, and inserted in the Appendix, No. 11. to his Fourth and last Triennial Report, that the chief difficulty in the management of the Land Estates of the Crown arises from their dispersed situation, the Crown having property in almost every quarter of England, so that the expense of local Agents or Stewards cannot be afforded.

He then says, “ What I have suggested and beg again to recommend to your Lordships, “ as the best means of obtaining this protection of the improvement of the Crown’s Estates “ in an economical way, is as follows:—The Rents of those Estates have been collected by “ Receivers, who besides their Salaries, have been allowed 1s. in the pound on the amount of “ their Receipts; I have proposed that no such Officer should be appointed, but that certain “ Surveyors employed by this office, who, in the usual course of their business, have frequent “ occasions to travel through the country, shall henceforward each have the charge of re- “ ceiving the Rents in the Districts in which his own business chiefly lies; that he shall “ once a year, or oftener, visit each Estate; and as the Lessees are obliged, by a Covenant “ in the new Leases, to keep a Field Covenant Book, that the Surveyor shall look over the “ Estate, and that Book, when he goes to receive the Rents, and make an annual Report “ to this Office respecting the condition of the Estate, and the attention paid to the Covenants “ by the Lessee.”

“ This Plan having been verbally agreed to, though not officially adopted, no successor was “ named to the Receivers of the two following Divisions of Receipt when their Offices became “ vacant; viz. the Division of Lancaster, Westmorland, Cumberland, York, Durham, and “ Northumberland, and the Division of Southampton, Wilts, and Gloucester, the Land “ Revenue within which is now collecting by an Acting Receiver for each Division, and a “ similar vacancy has very lately occurred in the Division of Warwick and Leicester. It was “ the intention of the last Chancellor of the Exchequer, that those offices should be gradually “ discontinued at the death or removal of the present officers, employing interim Receivers “ at reduced allowances until the plan of appointing Surveyors should be carried into effect. “ The Rents will in this way be collected at less expense than formerly, and an effectual “ check will be put upon the conduct and management of the occupiers of the Crown’s Estates,



No. 13. “without any charge whatever on that account. The Land Surveyors will not, I apprehend, find it difficult to give adequate security for the due fulfilment of their engagements.”

The wisdom and economy of the measure thus recommended, and we may almost say the necessity of adopting it, will be sufficiently apparent from the foregoing part of this Report, and therefore we need not consume any more of your Lordships time with further arguments upon the subject. We will only beg leave to state, that a single day has scarcely occurred since we entered upon the duties of our office, in which we have not had occasion to observe and lament the consequences of the present total want of the means which this method would afford, of knowing how far the important Covenants for the due cultivation of the landed property of the Crown are complied with, and of enforcing that compliance.

We, therefore, beg leave to recommend to your Lordships,

1st.—That in all future cases of the vacancy of the place of any Receiver of the Rents of the Crown, no new appointment of such Receiver, for any general district shall be made; but that the duty of collecting the Rents of each particular Estate within that district, together with the other duties to be hereinafter mentioned, shall be entrusted to the Land Surveyor who shall have been employed to estimate and report the value thereof, and to advise concerning the proper mode of cultivating the same, in case such Estate shall have been so valued and reported upon at the time the last Lease was granted, by any Surveyor then and still residing in that part of the country, and, where no such Survey has been made, to the Land Surveyor generally employed in that district, under the Department of Land Revenue.

2dly.—That such Surveyors shall respectively receive, as the consideration for performing the duty of collecting the Rents, and the other duties about to be mentioned, nothing farther than a corresponding apportionment of the emoluments formerly annexed to the Receivership.

3dly.—That the present Receivers who execute their duty by Deputy, (and we believe the majority of them do so), shall be directed, whenever it may become necessary for them to make a new appointment of a Deputy, to employ in that capacity such Land Surveyor as before described, if he shall be willing to undertake the duties in future to be united with that of receiving the Rents, for such remuneration as they allow to their present Deputies.

4thly.—That every Receiver or Deputy Receiver, as the case may be, appointed in the manner we have proposed, shall in future be obliged to view the Estate of which he shall receive the Rents, once in the year, at least, at the time of receiving the Rent then to be collected; and, after examining the Field Book of the Lessee, or of his Undertenant or Undertenants, shall report how far the same has been kept in the manner directed, and how far the other Covenants in the Lease have been performed; in what particulars there has been a failure in any of those respects; and whether any, and what improvement upon the prescribed mode of cultivation occurs to him which it might be advisable with the consent of the Tenant to adopt, during the remainder of the Lease; and that he shall accompany his Report with Extracts from such parts of the Tenant's Field Book as he may think necessary for the better understanding of such Report.

We take this opportunity of stating to your Lordships, that by the Warrants of your Board, directed to the Clerk of the Pipe, and authorizing him to prepare the Leases intended to pass the Exchequer Seal, which Warrants are subjoined to the Instruments called *Constats* and *Rates*, prepared in the Land Revenue Department, and containing the description of the Premises to be granted by, and the Covenants to be comprised in those Leases, that Officer is required to insert in such Leases, not those Covenants only, but also, “*such others as he shall think necessary for His Majesty's service, and are usual in Leases of the like nature* ;” and it has been represented to us, that the Clerk of the Pipe has considered himself to be, by the last-mentioned passage in the Warrants, empowered to make additions to those Covenants, although they had been settled in the Land Revenue Department, agreed to by the intended Lessees, and approved by your Lordship's Board; and has often exercised such power: But as the effect of the exercise of that power may be to throw the whole treaty loose by the proposed Tenant refusing to execute the Counterpart with such addition, We think that the inconvenience of continuing it must be so obvious to your Lordships, that we persuade ourselves, that after you shall have formed your decision on the scheme of Covenants which we have now prepared, you will cause to be omitted in future Warrants, the words conveying the said power to the Clerk of the Pipe, and direct that Officer, in preparing the Crown Leases, to confine himself to the insertion of those Covenants only, which shall appear in the *Constats* and *Rates* from this Board.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.



COVENANTS intended to be inserted in the Leases of the Lands of the Crown.

1.—To pay the Rent quarterly on each of the usual quarter days of payment, viz. Christmas, Lady-Day, Midsummer, and Michaelmas, and also all Taxes and Assessments charged and to be charged on the premises during the term.

2.—To make such Subdivision Fences as shall be thought necessary and proper, and shall be required by the Commissioners of the Woods, Forests, and Land Revenues of the Crown (or the Surveyor General of the Land Revenue), or by such Land Surveyor as they (or he) may appoint for that purpose, and to plant Quicksets of Whitethorn of three years old Nursery Plants in such Parts of the Hedges and Fences as shall be deemed fit and proper for the same, and be required by the said Commissioners (or Surveyor General) or such Land Surveyor as they (or he) shall appoint, and to weed and preserve such Quicksets, and not to cut, plash, or new-make any Hedges, except during the Winter season, and to make and plash down in a workmanlike manner, at such season in each year, one-tenth part of all the Quick Hedges, and at such times to set Whitethorn Plants of the age and quality above-mentioned, wherever there shall be no sufficient Quick Fence.

3.—To drain in a proper, sufficient and effectual manner all such parts of the Lands, by cutting and maintaining proper Drains, of such dimensions and in such directions as the Commissioners (or Surveyor General) or Land Surveyor appointed by them (or him) shall require. To make and maintain proper Ditches to all the Hedges in a husbandmanlike manner, and to open and scour, in each year, one-tenth part of all the Ditches and Watercourses, and to lay Soughs and Drains to carry off the surface Water in such places and at such times as the Commissioners, (or Surveyor General) or Land Surveyor appointed by them (or him) shall require.

4.—To preserve all the Timber Trees and other Trees, Spires and Saplings likely to become Timber, from spoil and destruction, and not to cut down any Timber Trees, Pollards or other Trees, Spires or Saplings likely to become Timber, under a penalty of £20 for each Timber Tree, and £10 for each other Tree, Pollard, Spire or Sapling, over and above the value of such Timber or other Tree, Spire or Sapling, respectively; and not to top or lop any Trees whatsoever, except such Trees as had been pollarded and periodically lopped previously to the commencement of the Lease, and not to lop any Pollards of the last-mentioned description but at the times when the Fences are repairing, nor to lop any such Pollards oftener than once in every ten years. To permit the said Commissioners (or Surveyor General) or such person as they (or he) shall appoint, to enter upon the Lands at any time and times, and to fell or cut, or cause to be felled or cut, any Timber or other Trees, and if necessary, to sell and dispose of the same upon the Lands, and to remove such Timber or other Trees therefrom without making any allowance to the Lessee for any damage which shall or may be occasioned by such felling or cutting and removing, provided the same shall be done with due and proper attention and care, so as not to cause any unnecessary or avoidable injury to the said Lands, and at the proper or usual seasons of the year.

5.—Not to cut such Coppice or Underwood as there may be on the Estate either during or at the end of the term, but at the intervals and seasons of the year fixed by the custom of the Country, or by the terms of the Lease, nor without giving two months previous notice in writing to the said Commissioners (or Surveyor General); and on the first cutting of the Coppice Wood after the commencement of the Lease, to leave on each Acre not fewer than 200 Oak, Elm, Ash, or Beech Plants, consisting either of such as shall have naturally sprung up from the Acorn or Seed, or in defect of that number from the Acorn or Seed, such deficiency to be made up by a selection of the most vigorous shoots from Stools, or by healthy vigorous young Oak Trees from a Nursery, to be provided by the Crown, but planted by and at the expense of the Tenant; the said number of 200 Trees or Plants on each Acre to be kept up by leaving the same identical Plants, except such of them as may in the opinion of the said Commissioners (or Surveyor General) or Land Surveyor appointed by them (or him) have failed or decayed or become manifestly unthrifty, the diminution of the number occasioned by such decayed or unthrifty Plants to be supplied by others of the same age and quality at the expense of the Tenant at every subsequent cutting of the Underwood, in the manner before mentioned; and also to plant on all the Banks and Hedges where the same shall be required by the said Commissioners (or Surveyor General) or person appointed by them (or him) an Oak, Elm, Ash, Beech, or Chestnut, to be provided by the Commissioners, at every interval of ten yards, and to protect and make the same good where any of them shall be found to have failed as above-mentioned, at his own expense; and none of the Trees, shoots  
from



No. 13. (A.) from Stools, or young Plants, so left or planted, to be cut under pretence of thinning them or their being decayed, or for any other reason, without the authority of the Commissioners (or Surveyor General) or Land Surveyor appointed by them (or him); and all such Trees or Plants, when cut under such authority, to belong to His Majesty.

6.—Not to commit or suffer to be committed any waste, spoil or destruction, by digging or sinking in or upon the Land any Pit or Pits, or taking from the demised Lands, either by such Pit or Pits, or by and along any Drift or Level opened or to be opened on the demised Lands, or on Lands adjoining thereto, any Metal, Metallic Ore, Mine or Mineral, Coal, Marble, Limestone, Slate or other Stone, Gravel, Sand, Brick Earth, Clay, Loam, Marl, or other soil whatsoever, without the licence or consent in writing of the said Commissioners (or Surveyor General), except Pits for drinking-places for Cattle, and materials for making Roads on the Lands: not to break up or convert into tillage, without the previous licence and consent in writing of the Commissioners (or Surveyor General) under their (or his) hands or hand, any of the Meadow or Pasture Lands to be specified in the Lease, under the condition of paying a further yearly Rent of £40 for every Acre of such Meadow or Pasture Lands so broken up without such licence, and so in proportion for any greater or less quantity than an Acre; such additional Rent to be paid quarterly during the remainder of the term at the same time with the reserved Rent, and the said additional Rent to be computed from the last of the four quarter days previous to such breaking up.

7.—To keep in good and substantial repair during the term, and to leave in such repair at the end or other sooner determination of the Lease, all the Messuages and Buildings, together with all Fixtures and other Property thereto belonging, and the Gates, Stiles, Hedges, Ditches, Banks, Bridges, Sewers, Drains, Sluices, Watercourses, Fences and Inclosures, on or belonging to the Estate, at the Lessee's own expense, without any House Bote or other Bote, or any Timber whatsoever to be had or taken for that purpose. The said Commissioners (or Surveyor General) or any person appointed by them (or him) to have power at any time to enter upon the Lands, and inspect the Buildings and other particulars before enumerated; and the Tenant on receiving Notice in writing from the said Commissioners (or Surveyor General) or such person appointed by them (or him) of such defects as on such inspection shall be found therein, to repair and make good all such defects within three months after the delivery of such Notice, or such further time as shall be specified therein, such repairs to be executed under the inspection of, and in such manner as shall be approved by the Commissioners (or Surveyor General) or such person as shall be appointed by them (or him) for that purpose, and such written Notice to be delivered to the Tenant, or his or her known Agent, or left at the dwelling-house of either; such Notice for the repairs of Buildings to be delivered some time in the months of March, April, or May, and such Notice for repairing Hedges to be delivered in October or November: And if such repairs shall not be well and sufficiently made within a time to be expressed in the said Notice, the Commissioners (or Surveyor General) to have power to direct the same to be done by such person or persons as they (or he) may think fit to employ therein, and to charge the Lessee with the expense of such repairs as an additional Rent, with power to recover the same by distress or otherwise, as Rents in arrear are recoverable.

8.—To inbarn, lay up, and stack upon the Land, all the Corn, Grain, and Hay, that shall yearly grow thereon during the said term, and spend and consume upon the premises all the Hay, and all the Straw, Chaff, and other Fodder arising from such Corn and Grain, and the Dung, Compost, and Manure thereof coming, to carry out and bestow on such parts of the premises as shall most need or require the same, in a good and husbandmanlike manner.

9.—Not to sow or cultivate on any part of the Lands during any of the last five years of the term, two Crops in succession of any of the kinds or descriptions usually denominated White or Exhausting Crops, that is to say, Wheat, Oats, Barley, Rye, Hemp, Flax, Teazles or Woad, nor without a Fallow, or Green or ameliorating Crop, properly hoed, intervening between every two such White Crops; such Green or ameliorating Crop to be eaten or consumed on the premises; nor to plant or cultivate more than one Crop of Potatoes on any one Field of the said Lands, Garden Ground only excepted, within the said space of five years; and that during the said space of five years, not more than one Crop of Hay shall be cut in any one year on any one Field of the said premises, which said crop of Hay shall be eaten and consumed upon the premises.

10.—At the commencement of the last year, to leave to be fallowed one moiety at the least of the Lands which shall be then in course or succession, to be cultivated for Green Crops or Fallow, and on the 24th day of August then next ensuing, to leave the other moiety thereof in Clover Lay, after cutting the first Crop of Clover therefrom, and to leave on the premises all the Dung and Manure made thereon during the last year of the term, and during such part of the year then next following as the Lessee shall continue to occupy the Farmhouse or Homestead and Outbuildings, without having or obtaining any allowance for the same.



11.—To lay down with the Summer Corn (such as Barley or Oats) in the last year, the Land which had been cultivated for Green Crops, or left Fallow in the preceding season, a sufficient quantity of good Clover and other Grass Seeds, to be specified in the Lease, such Clover and Grass Seeds to be paid for by the incoming Tenant. N<sup>o</sup> 13. (A.)

12.—To pay for every Acre which shall not without licence in writing from the Commissioners (or Surveyor General) be managed and cultivated during any part of the last five years of the term, according to the order and course herein-before mentioned, a further yearly Rent of £ 10 and so in proportion for any greater or less quantity than an Acre, such additional Rent to be paid quarterly during the remainder of the term, at the same time with the reserved Rent.

13.—To permit the succeeding Tenant or Tenants to plough the Land to be left to be fallowed, at any time from and after the commencement of the said last year, and to plough the Land so to be left in Clover Lay, at any time from and after the 24th of August in the same year.

14.—To provide for the succeeding Tenant or Tenants in the Farm-house, or Homestead and Outhouses on the Estate, necessary and reasonable room and accommodation for his or their Servants and Horses, from and after the said respective times for entering upon the Land so to be left for Fallow and Clover Lay, without any abatement of Rent, or allowance for the same, and to permit such Tenant or Tenants to carry out the dung from the Farm-yards and other parts of the premises, to the Land so to be left for Fallow and in Clover Lay, or any of them; in consideration whereof, the outgoing Tenant to be allowed the use of the Barns and other necessary Outhouses, and of the Farm Yards on the premises, for any time not exceeding six months after the expiration of his term, for threshing out and disposing of the Corn and other produce of the Land, and for foddering cattle thereon, such outgoing Tenant to yield up to his Successor such Hay, Straw, and other Fodder, of the last year's crop, as shall not have been consumed on the Land by his own cattle, the successor paying him for the same at a fair valuation.

15.—To keep or cause to be kept by his (or her) Undertenant (or Undertenants) a Field Book to be delivered to him (or her) by the said Commissioners (or Surveyor General) according to the form or plan of such Field Book or Books, thereby showing in what manner each Field or parcel of Land shall have been cropped or cultivated in every year of the term; and to permit the said Commissioners (or Surveyor General) or any person appointed by them (or him) from time to time, or at any time during the term, to enter upon the Land, and examine the state of the cultivation thereof, and produce such Field Books for the inspection of the said Commissioners (or Surveyor General) or such person or persons as shall be appointed by them (or him) as often as required, and to permit them (or him) to take Copies or Extracts thereof; and also, when required, to deliver or cause to be delivered to the said Commissioners (or Surveyor General) or any person appointed by them (or him) a true Duplicate or Extract thereof, for such years as shall be specified, and verify the same upon oath, if required.

16.—To enrol the Lease and all the Assignments which shall be made thereof, with the proper Auditor;—and

17.—To enter the Lease and Minutes or Docquets of all Assignments thereof in the office of the said Commissioners (or Surveyor General); within six months from the respective dates thereof.

18.—To make the Lease and all Assignments thereof void, in default of the performance of any of the Covenants therein contained.



N<sup>o</sup> 13. (B.)

Appendix,

FORM of a FIELD BOOK propofed to be kept by the Leffees

Name of Farm and Tenant.	FIELDS Names and Contents.			How Cropped and Cultivated in the	
				1812.	1813.
<i>Thornton Briggs.</i> John Morley, Tenant	Home Park -	A. R. P. 23. 2. 7.		Wheat, manured with — cart-loads of good Dung, per Acre, drilled or fet, and twice hoed.	Turnips, after four ploughings, manured with — cart-loads of good Dung, twice hoed, and eaten off by Sheep.
	Green Clofe -	13. 0. 10.		A Fallow manured with — cart-loads of good Dung, per Acre, and fown with Wheat.	Wheat.
	Kirkhill - -	15. 2. 0.		Drained.	Pared, burnt, and fown with Cole Seed.

N<sup>o</sup> 13. (C.)

Appendix, No. 13. C.

MY LORD, AND GENTLEMEN,  
THE Lords Commissioners of His Majesty's Treafury having had under their confideration your Report of the 15th of July laft, fubmitting amended Covenants to be inferted in future in Crown Leafes of Farm Lands, I have it in command to tranfmit Copy of the Minute of this Board of 22d instant, on this fubject, for your information and guidance.

Treafury Chambers,  
29th October 1811.

I am, my Lord, and Gentlemen,  
Your obedient Servant,  
*R<sup>d</sup> Wharton.*

Commissioners of Woods, &c.



No. 13. B.

N° 13. (B.)

of Land Estates belonging to the Crown.

Years under-mentioned.			OBSERVATIONS.
1814.	1815.	1816.	
Barley, three times ploughed, and 20 lbs. of Grafs Seeds per Acre sown.	First Year's Layer, mowed once, and then eaten off by Sheep and great Cattle. Ploughed and sown with Wheat.	Wheat, afterwards Fallow, or Green Crop.	
Part Pease ; part Vetches for Crops,	Winter-fallowed and cleaned. Sheep-folded for Turnips.	Barley, with Clover.	
Fed off with Sheep, and sown with Oats and Hay Seeds.	Grafs, Summer fed.	Grafs.	

Copy of TREASURY MINUTE, dated 22d October 1811.

N° 13. (C.)

READ, Report of the Commissioners of Woods, &c. of the 15th July last, submitting Amended Covenants to be inserted in future in Crown Leases of Farm Lands.

My Lords having fully considered the said Report, and the Covenants thereunto annexed, are pleased to approve the said Covenants, with the alteration following in the fifth; namely, that instead of requiring the Lessee to replace such of the 200 Trees to be reserved on each acre of Woodland as may have failed, with Trees of the same age and quality, My Lords wish to have the Covenant run, That the same shall be replaced with Trees to be selected by the said Commissioners, or by the Surveyor General of the Land Revenue for the time being, or by the person or persons appointed by them or him.

My Lords concur with the said Commissioners in thinking it expedient to discontinue the Clause by which the Clerk of the Pipe is authorized to use discretion in inserting Covenants in Leases which are not contained in the Instruments called *Conflats* and *Rates*, prepared in the Land Revenue Department, and are pleased to direct, that the said Clause in all Warrants hereafter made out, authorizing the Clerk of the Pipe to prepare Leases, and annexed to such Instruments, be discontinued accordingly.



No. 14.

Appendix, No. 14.

INSTRUCTIONS  
TO BE OBSERVED IN SURVEYING ESTATES OF THE CROWN.

INSTRUCTIONS to be observed in surveying the Premises, mentioned in the Warrant  
hereto annexed.

Plan.

1. **YOU** are to make or cause to be made an exact Survey, Admeasurement, and (if necessary) a Plan of the Premises therein mentioned, delineating all Houses and other Buildings standing thereon, and all Yards, Gardens, Orchards, Clofes, and parcels of Land thereto belonging; to set forth their names, and the quantity of each parcel by statute measure, distinguishing Arable, Meadow, Pasture, Wood, or other kinds of Land, and Inclosures from Commons, Common Fields, or Commonable Lands, with the names of the Tenants or Occupiers thereof; you are also to delineate on such Plan, all Brooks, Ponds, or other Waters on the Premises, and all Public Carriage Roads, Bridle Roads, or Footways, over the same or bordering thereon, and to insert the Names of the Places to and from which they lead, and the abutments or boundaries of the Premises.

Survey Book, or Particular.

2.—You are to make out a Survey Book or Particular of the Premises referring to such Plan, and therein to set forth in what Parish, Township, Manor, Hundred, and County, the Premises are situated, the names of the Tenants or Occupiers, the Houses, or other Buildings and Lands respectively held by them, and the Rents paid for the same; to distinguish the respective quantities of Arable, Meadow, Pasture, Wood, or other kinds of Land, and Inclosures from Common Fields, or Commonable Lands, and to set forth their quality and yearly value by the Acre, and also what particular parcels of Meadow or old Pasture Land it may be proper to restrain the Lessee from breaking up.

State of Buildings and Fences.

3.—You are to certify the state and condition of the Houses or other Buildings on the Premises with regard to Repairs, and whether they are sufficient for the accommodation of the Tenants, or the convenient occupation of the Lands or otherwise, and also the condition of the Gates, Stiles, and Fences on the Premises, and whether you think it advisable that any, and which, of the Buildings should be insured from Fire, and what sum or sums should be respectively insured thereon.

Timber and Wood.

4.—You are to take an account of the Timber Trees, and Saplings likely to become Timber, now growing upon the Premises, and certify the numbers, kinds, and value thereof, and where growing; whether any, and which of them are at maturity, and fit to be cut; and whether the soil is favourable for the growth of Timber.

YOU are further to set forth,

Commons.

5.—Whether any and what Rights of Common appertain to the Premises, or whether the Premises, or any parts thereof, are subject to any and what Rights of Common; whether such Rights are unlimited, or how and in what manner limited; whether any and what Rents or Acknowledgments are paid for the same, and to whom; whether an Inclosure of the Commons or Common Fields (if any) is desirable, and what benefit would be likely to arise from such Inclosure to the Estate of the Crown.

Mines and Quarries.

6.—Whether there are any Mines, Minerals, Collieries, Quarries of Limestone, Slate, or other Stone, Marl or Chalk Pits, or Clay fit for making Brick or Tile, within or upon the Premises, and what benefits arise, or are capable of being derived therefrom.

Fisheries.

7.—Whether any and what Fisheries or Fishing Places belong to the Premises, and of what yearly value.

Tythes.

8.—Whether the Premises, or any and what parts thereof, are Tythe-free, or if tytheable, to whom the Tythes belong; whether they are taken in kind, or what Moduses or Rents are paid in lieu of Tythes, and to whom; and whether any, and what Tythes of other Lands belong to the Premises, and the yearly value thereof.

Taxes and other Outgoings.

9.—What is the yearly amount of the Land Tax and other Parliamentary Taxes, and of the Poor and Church Rates, Highway Rate, or other Parochial Assessment, respectively, charged upon the Premises; and whether any and what Quit Rents, or other Outgoings, are issuing from the Premises, to whom payable, and on what account; whether such Taxes and Parochial Assessments, or other Outgoings, or any and which of them, are paid by the Occupiers of the Premises in addition to their Rents, or are paid and allowed by the Tenant of the Crown.

10.—What



10.—What is the nearest Market Town to the Premises, and the distance therefrom; also the distance from the nearest Turnpike Road and navigable River or Canal, and the name of such River or Canal; and whether the public Roads are good, and well taken care of.

No. 14.

Market Town,  
Public Roads, &c.  
Course of Husbandry Improvements.

11.—What rotation of Crops or Course of Husbandry prevails at present in the management of the Lands, and what Course you think most advisable to be pursued, and what Improvements you think may be made on the Premises.

12.—You will consider and report, with your reasons, how far all or any, and which of the Covenants set forth in the printed Paper sent you herewith, or under any and what modifications thereof, or any and what additional or other Covenants, ought, in your opinion, to be inserted in any Lease for 31 years, which may be granted of the Premises.

Covenants for future Leases.

13.—You will certify what in your judgment is the true and fair annual value of the Premises, or what clear annual rent they are worth to be granted on Lease for a term of 31 years, or for such shorter term as it shall appear to you to be more for the interest of the Crown to grant the same; bearing in your mind the Covenants you may recommend to be introduced into such Lease; the Lessee paying all Taxes, Insurance, and other outgoings whatever, except the Land Tax, and performing all repairs; and the Crown paying for the survey of the Estate, and making an allowance to the Lessee for the expense of his Lease, which must be paid by him.

Clear Value of the Premises.

14.—You will state whether you are of opinion, that it is more advisable for the Crown to continue to grant the Premises on Lease, or to sell the same, or any and what part or parts thereof, in perpetuity, with the grounds of such opinion, and what Number of Years Purchase of such clear annual Value or Rent you estimate the same to be worth, to be sold in Fee-simple.

15.—Lastly, You will set forth in your Report the amount of the Account of your Charges for the service required hereby, and also annex a Copy of that Account to your said Report.

Appendix, No. 15.

No. 15.

A SCHEDULE OF ACTS OF PARLIAMENT

Passed from the time of making the Surveyor General's Fourth Report to the Legislature, to the time of making the First Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; for the Division, Inclosure, Drainage, Embankment, Improvement, and Sale of Lands, and other purposes, in which the Interests of His Majesty are concerned;

And which Acts were referred by the Right Honourable the Lords Commissioners of His Majesty's Treasury to the said Surveyor General, or to the said Commissioners, for his or their Opinion and Report thereon, previously to His Majesty's Consent being given thereto, or which were otherwise proceeded on by the said Surveyor General or Commissioners.

AN ACT for allotting Lands in the Parish of Croxton, in the County of Lincoln.

49 G. 3. 1809.

An Act for inclosing Lands in the Township of Cudworth, in the Parish of Roylton, in the West Riding of the County of York.

An Act for inclosing Lands in the Townships of Nannan-uwch-'r-Afon, Nannan-is-'r-Afon, and Llanelltyd, in the Parishes of Llanfachreth and Llanelltyd, in the County of Merioneth.

An Act for inclosing Lands in the Parishes of Corton, Hopton, and Gorleston, in the County of Suffolk.

An Act for inclosing Lands in the Parish of Barton-in-the-Clay, in the County of Bedford.

An Act for inclosing Lands in the Parish of King's Cliffe, in the County of Northampton.

An Act for inclosing Lands in the Township of Skelton, in the Parish of Howden, in the East Riding of the County of York.

An Act for inclosing Lands in the Parish of Caerwys, in the County of Flint.

An Act for inclosing Lands in the Township of North Duffield, in the Parish of Skipwith, in the East Riding of the County of York.

An Act for inclosing Lands in the Parish of Bettws Abergele, in the County of Denbigh.

(189.)

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No. 15.

An Act for inclosing Lands in the Parishes of Shobdon and Lingen, and in the Manor of Aymestrey, within the Parish of Aymestrey, in the County of Hereford; and for extinguishing Tythes in the Parish of Shobdon.

An Act for inclosing Lands in the Parish of Dronfield, in the County of Derby.

An Act to repeal so much of an Act passed in the forty-eighth year of His present Majesty, for inclosing Wastes in the Township of Minera, in the County of Denbigh, as subjects the Owner of certain Mines there to Damages for working the same, and as authorizes any person to get Stone from any Mines of Stone in the said Waste.

An Act for inclosing Lands in the Parish of Sharnbrook, in the County of Bedford.

An Act for inclosing Lands in the Township of Helperby, in the Parish of Brafferton, in the North Riding of the County of York.

50 G. 3. 1810.

An Act for inclosing Lands in the Parish of Sellinge, in the County of Kent.

An Act for inclosing Lands within the Parishes of Trelleck, Penalt, Mitchel, Troy, Cwmcarvan, Landogo, Tintern, and Lanishen, in the County of Monmouth.

An Act for inclosing Lands in the Parish of Leverton, in the County of Lincoln; and for providing for the repair of a certain Sea Bank within the said Parish.

An Act for inclosing Lands in the Parishes of Gladdestry and Colva, in the County of Radnor.

An Act for inclosing Lands in the Parish of Dymmerchion, in the County of Flint.

An Act for inclosing Lands in the Parish of Wigmore, and in the Townships of Conhope or Covenhope, and Upper and Nether Ley and Oakley, in the Parish of Aymestrey, in the County of Hereford.

An Act for inclosing Lands in the Townships of Hutton-Conyers, Rainton-with-Newby, and Melmerby, in the North Riding of the County of York.

An Act for inclosing Lands in the Parishes of Llanaber, Llanddwywe, Llanbedr, and Llanfair, in the County of Merioneth.

An Act for inclosing Lands within the Parishes of Leiston and Theberton, in the County of Suffolk.

An Act for inclosing Lands within the Parish of Sibsey, in the County of Lincoln.

An Act for inclosing Whitchurch Common, and other Waste Lands, in the Parish of Whitchurch, in the County of Oxford.

An Act for allotting Lands in the Parish of Withcall, in the County of Lincoln.

51 G. 3. 1811.

An Act for inclosing Lands in the Parishes of Great Everfden and Little Everfden, in the County of Cambridge.

An Act for inclosing and dividing the Commons and Waste Lands in the Parishes of Hornchurch, Romford, and Havering, within the Manor and Liberty of Havering-atte-Bower, in the County of Essex.

An Act for enlarging the Powers of two Acts of His present Majesty, for inclosing and embanking the Marsh called Malldreath and Corfddaugau, in the County of Anglesea, and for draining and preserving the inclosed Low Lands contiguous thereto.

An Act for inclosing and embanking Lands within the Townships of Warton-with-Lindeth, and Silverdale, in the Parish of Warton, in the County Palatine of Lancaster.

An Act for inclosing Lands in the Parishes of Llanarmon, Llandegla, and Bryneglwys, in the Counties of Denbigh and Flint.

An Act for inclosing Lands in the Parishes of Newmarket and Cwm, in the County of Flint.

An Act for inclosing Lands in the Parish of Aberdaron, and other Parishes and Places therein mentioned, in the County of Carnarvon.

An Act for inclosing Lands in or belonging to the Parishes of Caistor, North Kelsey, South Kelsey, Clixby, Grasby, and Searby-cum-Owmbly, in the County of Lincoln.

An Act for inclosing Lands in the Parishes of Dolgelley and Celynin, in the County of Merioneth.

An Act for inclosing Lands in the Parish of New Radnor, in the County of Radnor.

An Act for inclosing Lands in the Parish of Tilshead, in the County of Wilts.

An Act for inclosing, and exonerating from Tythes, Lands in the Parishes of Great Wymondley, Little Wymondley, and Ippollitts, in the County of Hertford.

An Act for allotting Lands in the Parishes of Wells next the Sea, Warham All Saints, Warham Saint Mary Magdalen, and Warham Saint Mary the Virgin, in the County of Norfolk.

An Act for inclosing Lands in the Hamlet of Fiddington, in the Parish of Aschurch, in the County of Gloucester.

An Act for inclosing Lands in the Parish of Hampton, in the County of Middlesex.

An Act for inclosing Lands in the Parishes of Beenham and Padworth, in the County of Berks.

An



An Act for inclosing and draining Lands in the Parish of Llanafa, in the County of Flint.

An Act for inclosing Lands in the Parish of East Dereham, in the County of Norfolk.

An Act for inclosing Lands in the Parish of Longney, in the County of Gloucester.

An Act for inclosing Lands in the Parish of Pilleth, in the County of Radnor.

An Act to authorize the Commissioners for improving and completing the Navigation of the Rivers Thames and Isis from the Jurisdiction of the City of London, near Staines, in the County of Middlesex, to the Town of Cricklade, in the County of Wilts, to make a navigable Canal out of the River Thames, near Milson's Point, in the Parish of Egham, in the County of Surrey, to communicate with the said River at or near Bell Weir, in the said Parish of Egham, and to erect Pound Locks in such Cut, with necessary Weirs and other Works on the said Navigation.

An Act for allotting and exonerating from Tythes, Lands in the Parishes of Brocklesby and Great Limber, in the County of Lincoln.

An Act for inclosing Lands in the Parish of Cold Higham, with Grimscote, in the County of Northampton, and for extinguishing the Tythes thereof, and of Pot-cote, in the said Parish.

An Act for inclosing Lands in the Parish of Windletham, in the County of Surrey.

An Act for inclosing Lands in the Parish of Nevin, and other Parishes and Places therein mentioned, in the County of Carnarvon.

An Act for inclosing Lands in the several Parishes of Llanfynydd, Llanegwad, Llangathen, and Llanfihangel Kilvargan, in the County of Carmarthen.

An Act for inclosing Lands in such Part of the Parish of Eglwysfach as lies in the County of Denbigh, and in the several Parishes of Llanfaintffraid-Glan-Conway, and Llanelian, in Rhos, in the same County.

An Act for inclosing Lands in the Townships of Barton-under-Needwood, and Tatenhill, in the Parish of Tatenhill, and in the Townships of Yoxall and Hoarcrofs, in the Parish of Yoxall, and in the Townships of Nethertown and Hampstall Ridware, in the Parish of Hampstall Ridware, in the County of Stafford.

An Act for inclosing Lands in the Parishes of Holbeach and Whaplode, in the County of Lincoln.

An Act for inclosing Lands in the Parish of Llanrystid, and the several other Parishes therein mentioned, in the County of Cardigan.

An Act for draining, inclosing, and improving the Lands called Borough Fen Common, and the Four Hundred Acre Common, in the County of Northampton; and for forming the same into a Parish, to be called Newborough; and for building and endowing a Church for such Parish.

An Act for inclosing Lands in Llangefni, Llanddyfnan, Pentraeth, and Cerrigceinwen, in the County of Anglesey.

An Act for inclosing Lands in the Parish of Llanrwst, in the several Counties of Denbigh and Carnarvon.

An Act for disafforesting the Forest of South, otherwise East Bere, in the County of Southampton, and for inclosing the open commonable Lands within the said Forest.

An Act for disafforesting the Forest of Parkhurst, in the County of Southampton.



## APPENDIX, Part II.

DEPARTMENT  
OF  
WOODS AND FORESTS. }

Appendix, No. 16.

## STATEMENT on the Subject of PLANTING in the ROYAL FORESTS ;

Extracted from the MINUTES of a Meeting holden on the 14th of April 1808, of the Commissioners appointed in pursuance of the Statute of 9th and 10th Wm. III. cap. 36. by Letters Patent under the Exchequer Seal, for the purpose of inclosing 1,022 Acres part of the Waste Lands of *The New Forest*, for the growth and preservation of Timber, for the supply of His Majesty's Navy Royal.

THE Surveyor General, Lord *Glenbervie*, laid before the Commissioners the following STATEMENT, and PROPOSITION, relative to the Enclosures to be made under this Commission.

“ ON being re-appointed to the office of Surveyor General of His Majesty's Woods and Forests, and finding that I should have to act as one of the Commissioners under the present Commission, I circulated, with the privity of the Lords of the Treasury, as generally as I could throughout the Kingdom, and particularly to such persons, whether in private or official situations, as were known to be most conversant with and skilful in, the cultivation and management of Timber, a set of printed Queries relative to that important subject, many of which were calculated to procure the best results of modern and recent experience, as to the most advisable Method of raising Oaks in the New Enclosures about to be made in this Forest.

“ It has been matter of more regret than surprise, to find by the numerous answers I have received from a great variety of the most respectable quarters, that much diversity of opinion prevails on some of the most important points; a diversity which, from the nature of the thing, there is, I fear, too great reason to believe it may never be possible entirely to remove or reconcile, since it is to be considered, that the space of nearly one hundred years must elapse before the success or failure of any Plan adopted in the Cultivation and Management of Oak Timber for the Navy can be clearly ascertained; that the contemporaneous execution of different Plans, and on a Scale of sufficient magnitude, would be requisite in order to form a judgment of their comparative merits; and that a difference of soil, climate, and exposure, may possibly render the method which would be the most eligible in one situation the least advantageous in another. Add to this, that a persevering attention and uniformity of system in the execution of the Plan or Plans to be adopted, would be equally requisite during the course of so long a period of time, through a succession of, perhaps, three or four generations.

“ However, though these considerations must naturally excite diffidence and caution, they ought not to prevent us from endeavouring to proceed on the best grounds on which it is now in our power to act; and these seem to be, 1st. To follow the united opinion of persons of acknowledged judgment, experience, and observation, where they agree; 2dly, Where they do not agree, after examining the different opinions which have been obtained, to adopt such Plan as shall seem to have the weight of authority on its side; or, 3dly, To try several different Plans, where the opinions seem equally balanced, in the several Plantations about to be made.

“ With regard to permanent attention and uniformity of system, let us entertain the hope that Government will feel daily more and more the urgent necessity of forming some Establishment, which may give the greatest chance, of which the nature of even the best human institutions will admit, of an uninterrupted adherence to such uniformity of system and persevering attention.

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“ The want of such an Establishment, hitherto, will best account for the long neglect of the 1,022 Acres of Plantations in lieu of which the new Enclosures are now to be substituted; Plantations which do so much credit to the Government of King William.

“ That neglect had produced, in our time, not only an almost total despair with regard to the prospect of Navy Timber from those Plantations, but also a persuasion that similar Plantations to be made by Government must be expected to meet with equal neglect, and could never be looked to as a source of supply in future times. Indeed the opinion, or, I would fain hope, prejudice, is but too prevalent still; yet I think I can venture to say, from a good deal of information and observation, respecting even those Plantations of King William, that within the last ten years, when for the first time a regular plan for thinning them was established, and which seems to me to have been judiciously executed ever since, the Oaks there which had been drawn up to slender Shafts from their too great proximity, have even at so great a distance of time from their being planted, begun to swell considerably in circumference, and may yet be expected, at no very distant period, to furnish a valuable supply of Timber for the Navy.

“ In order however to ascertain this interesting fact more precisely, I took the precaution, when last in the Forest, to have the girth of a certain number of Trees, in each of the eight Enclosures in question, measured at a given distance from the ground, and the Trees marked, and to have the circumference of each entered in a Book, so that by a re-measurement of the same Trees at a subsequent period,\* whatever addition may have been made to their circumference in the interval will correctly appear.

\*Infra.No.20.  
p. 169.

“ Having made this preliminary statement, I beg leave to suggest the propriety of requesting Mr. *Wickens*, as one of the Commissioners who is professionally skilled in the subject, to consider maturely, and report at our next meeting his opinion, concerning the method or methods fit to be adopted in planting with Acorns, or Oak Plants from the Nursery, the different Enclosures which have been already set out under this Commission, so as to afford the greatest probability of raising, under proper management, the greatest quantity per Acre, of Oak Timber, fit for Naval purposes, and in the shortest period of time.

“ With a view to this object, I shall communicate to Mr. *Wickens*, Copies of the various Answers to such of the printed Queries as immediately bear on those points which he will have to consider and report upon.

“ I would farther propose, that Mr. *Wickens* be requested, in preparing this Report, to confer from time to time with Mr. *Mortimer*, one of the Commissioners, and Deputy Surveyor, whose long experience in this Forest has rendered him particularly acquainted with the nature of its different soils and expositions, and the advantages and disadvantages belonging to different parts of it in respect to the growth of Navy Timber.

“ It will also probably be convenient that Mr. *Wickens* should from time to time communicate with myself on the subject of the different Answers to the said Queries, as I shall have the facility of obtaining from the several Writers of those Answers, any further information or explanation which may seem desirable respecting the points most immediately requiring attention; and I have also reason still to expect Answers from several other Gentlemen from whom I have as yet not received any, and particularly from one\* who is perhaps the person in the whole Kingdom who is the best qualified, both from sound theory, and long and accurate experience and observation, to form a correct and safe judgment on such subjects.

“ AFTER the best attention in my power, the following appear to me to be the most material points;—first, for Mr. *Wickens*’s consideration—and afterwards, for the Opinion of the Commissioners, in regard to the reference which I have proposed to be made to him:

- 1.—“ Whether the Oaks in the new Plantations shall be reared from Acorns or from Plants, taken either from the Seed Bed, or from Nurseries to which they had already been transplanted?
- 2.—“ Whether it may not be advisable to intermix throughout the same Plantation; at uniform distances, Acorns, and Plants from the Seed Bed or Nursery?

\* T. A. Knight, Esq. from whom Lord Glenbervie afterwards received Answers to the printed Queries.



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- 3.—“ What will be the proper age and size of such Plants as shall be transplanted from the  
“ Seed Bed or Nursery ?
- 4.—“ Whether it will be advisable to sow or plant Hawthorns, Hollies, Furze, or Broom,  
“ where the Acorns, or young Oaks are planted ?
- 5.—“ Whether to plant, intermixed with the Acorns or young Oaks, any other sorts of  
“ Trees, such as Beech (which appears to be a natural, or at least a very favourable,  
“ production in most of the Oak Woods in New Forest), Spanish Chestnuts, Scotch  
“ or other Firs, Larch, Pineasters, &c. ?
- 6.—“ Whether to plant near such of the exterior parts of the Enclosures as shall be ex-  
“ posed to the West and South-west winds, some fast-growing hardy Trees, to  
“ screen and protect the young Oaks adjoining thereto ?
- 7.—“ Whether to try several of those different methods separately in the different En-  
“ closures ?
- 8.—“ What will be the proper Plants to be used, and best method of planting them, in  
“ such places of the different Enclosures as are manifestly unfit for the growth of  
“ Oaks ?
- 9.—“ At what distance from each other, the Acorns and Oak Plants when employed  
“ should be planted ?
- 10.—“ In what manner the spaces or holes where the Acorns or Plants are to be put  
“ should be dug or prepared ?
- 11.—“ Whether the Furze, Holly Bushes, &c. which are now growing in several parts  
“ of the intended Plantations, should be grubbed up, and removed, before the  
“ Plantations are made ?
- 12.—“ Whether the large Trees, both Oak and Beech, which still remain in some parts  
“ of the intended Enclosures, should not be cut down, and removed before the Plan-  
“ tations are made ?
- 13.—“ Whether, in like manner, all the *Moor Wood*, or stumps of Oak and Beech, re-  
“ maining in certain parts of the intended Enclosures, should not be grubbed up  
“ and removed ? ”

“ HAVING proposed this reference to Mr. Wickens, I think it may be useful to throw  
“ out, for his consideration, the following Remarks, which have occurred to me as deserving  
“ his attention :

1.—“ As to the comparative advantage of using Acorns, or Plants from the Nursery ; the  
“ generality of opinions is, that the first is the preferable method, but I am inclined to believe  
“ that this notion is very much founded on this being the ordinary course of nature, in the  
“ production of Vegetables ; an argument, however, which would *tend* to the rejection  
“ of all the improvements of Art, in the cultivation of Trees and Vegetables of all sorts.

\*Infra.No.19,  
p.167.

“ The opinion of the President of the Royal Society is, that either method may be prac-  
“ tised with equal success ;\* and the following well-authenticated case strongly confirms that  
“ opinion :

“ A Grove belonging to Mr. Marsham, of Stratton near Norwich, whose father’s accurate  
“ observations on such subjects are well known, was sown with Acorns in 1719, a small part  
“ of which, where the Acorns had failed, was filled up with Plants from the same Grove,  
“ when they were seven or eight years old, and at the present time, no one can tell which are  
“ the transplanted Trees.

“ But in the instance I am going to mention, and of which I have received information  
“ equally authentic, transplanted Oaks of the same age, outgrew those which had never been  
“ moved from the Seed Bed. In Herefordshire, on the Estate of R. P. Knight, Esquire, of  
“ Downton Castle, there is a considerable Oak Plantation in a high and ascending, but sheltered  
“ situation, partly taken in from a Common. The Trees of this Plantation were raised from  
“ Acorns, planted in 1773, in a spot rather lower and more sheltered than the rest of the ground ;  
“ the soil nearly of the same quality. In 1776, a large proportion of the Seedlings was trans-  
“ planted farther up the ascent, but adjoining to the original Nursery, leaving a sufficient  
“ quantity to remain there, of the largest and kindliest Plants. In 1779, and 1780, a certain  
“ proportion of those so planted out was again transplanted yet higher up, and on the open  
“ Common, though still in some degree sheltered, without any preparation but setting them  
“ in holes of proper dimensions ; a sufficient quantity being left, as in the original Nursery.

“ The



“ The relative growth of these different classes has been, that those on the open Common, which were twice transplanted, are manifestly the largest, those once transplanted next in size, and those left in the Seed Bed the smallest.

“ But there is a particular reason against relying on Acorns alone (independent of any difference of advantage in respect of vegetation), namely, that they are extremely apt, in many places, to be destroyed by Mice and other vermin of that sort, and it is known that these abound very much in this Forest.

“ It should seem, therefore, upon the whole, that it might be best not to trust entirely to either method, but to intermix Acorns and Plants, and this method has been recommended by a person of very great experience in planting, with a view to the plantation of a considerable Enclosure in another of the Royal Forests, which recommendation is about to be carried into effect.

2.—“ It seems very desirable that the Plants to be used should be of such a height as to overtop the Weeds and Grasses, and the Furze, or Broom, if there is any left to grow among them; for otherwise, undoubtedly, they will be in a manner stifled by them, and some Weeds, as Fern particularly, when they decay in the Autumn, by falling upon the plants, and covering their tops, will do them irreparable injury.

3.—“ I am strongly inclined to think that sound Navy Timber may be raised from Stools,\* and at an earlier period than from the Acorn or young Plants, and I believe there actually exist numerous valuable Oaks, considerably advanced in their progress to the Navy size, which have grown up in Coppice Woods from Stools, in different parts of Great Britain. Mr. Wickens and Mr. Mortimer know that I have had a great deal of discussion with them on this subject, and that I have not lightly formed the conclusion I have just stated, and for which I particularly wish to refer to the communications of Mr. Harvey, Manager of Lord Bagot's Woods in Staffordshire, and to the experience of Mr. Mortimer himself, and of Mr. Mumford, in North Bentley Enclosure, and in King's Coppice, in this Forest.

\*Infra.No.18,  
p. 165.

4.—“ There is on the question of mixing Trees of other sorts with the Oaks, very considerable authority on each side, but the balance of the opinions I have received, is clearly against that practice; and in Plantations whose object is Oak Timber for the Navy, except where an immediate shelter against the South-west winds is required, or in spots which have been unavoidably included in the intended Enclosures, but where there is reasonable ground to believe that Oaks will not grow, the strong inclination of my opinion is, not to intermix other Trees with the Oaks.

“ If, however, it should be desirable to give the practice of such intermixture a fair and accurate trial, in some of the intended Plantations, I should think the Scotch Fir and Larch the fittest for the purpose; because from their conical growth, they do not overhang the Oaks, while, at the same time, they shelter them, forming a screen by their broad bases, in places where the Plants are young and tender. They will also yield an earlier and more certain profit than other Trees, when they are thinned away, which may, perhaps, be properly done, in the space of 20 or 30 years.

“ With regard to the planting or sowing Bushes among the Oaks, according to the best opinion I can form, after weighing and comparing all those which have been communicated to me, either in writing or conversation, the principal use of Furze, Holly or Hawthorn Bushes in Oak Plantations, is to protect them from injury, by being trodden down or browsed by Deer, Cattle, or other Animals. Now this danger does not exist when the Plantations are enclosed, and the Fences duly preserved. The common expressions used on this subject, that the Bushes *nourish* or *nurse* the young Oaks, are in their nature very loose and indefinite, especially the former. The only way in which I can understand those expressions, consistently with the nature of the thing, is that they protect the Trees while young and tender, from the above-mentioned injuries, and from wind and cold; for it is hardly possible to conceive, that those Plants which draw their nourishment on the same spot, from the same earth, air, rain, &c. and therefore seem to interfere in a greater or less degree with the supply necessary for the Oaks, should contribute to their nourishment and increase; and as at first they in general outgrow the Oaks, they tend to suffocate them by excluding the air, and also the light, which is known to be essential to vegetation; and, as to protection from the weather, the neighbouring Oak Plants themselves answer that purpose equally well.”

*Resolved,*

THAT a copy of the above Statement, and Proposition, be delivered to Mr. Wickens; and that he be requested to take the same into his consideration, and report, as suggested therein, at a Meeting of the Commissioners to be held for the purpose of receiving such Report.

Mr.



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Mr. Wickens having made his Report at the next Meeting of the Commissioners (23d July 1808), after a full discussion of that Report, and of various other methods recommended by persons of great experience in planting, a specific Plan was agreed on for the Plantations under that Commission; partly experimental; but the general principle was, to plant an intermixture of Acorns and Oak Plants with a very small proportion of Spanish Chestnuts, so that if either the Acorns or Plants should succeed, a sufficient Crop might be expected, and to plant no Trees of any other sort, except in spots where it should be thought that Oaks would not grow, and which it might be necessary to include, in order to avoid the expense of circuitous fencing or for shelter, in high and exposed situations. This method has been continued in all the subsequent Plantations under new Commissions, both in New and Dean Forests, with certain deviations, not material enough to be particularized here, which experience and observation, or local circumstances, have suggested.

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## APPENDIX, No. 17.

STATEMENT relative to the Number of full-grown OAKS which may be produced  
on an Acre.\*

\*Supra, p. 24.

AMONG the examples of considerably more than 40 full-grown Oak Trees being produced on an acre, the following are some of the most remarkable which have come to the knowledge of the late Surveyor General of Woods, &c.

In Lord Bagot's Park in Staffordshire, according to information received from Mr. Harvey, his Lordship's Steward, and the person who has for many years had the care of his Woods, a Coppice, the Timber on which was cut down about 25 years ago, contained, on the average, 84 Trees to an Acre, measuring one with another 108 cubic feet each.

There is on Lord Sheffield's Estate in Suffex, according to information received from his Lordship, a considerable Wood in which the Trees contain from 80 to 200 feet, and are not more than from 9 to 22 feet distant from each other. The distance of 22 feet gives 90 to the acre.

In a Wood called Churchill in Dean Forest, of the extent of between 200 and 300 acres, 72 Trees still in full growth were counted by Mr. Davies the Deputy Surveyor, and Mr. Driver, on an acre, in the summer of 1810, containing in their opinion on the average about 60 feet each; and besides there were in the same acre 40 Stumps of other Trees which had been long cut down, many of them of a large size.

From an estimate, made under the direction of Mr. Sloane, of the value of some of his Woods at Paultons near Romsey, and which he obligingly communicated to the Surveyor General in 1810, it appears that there were, at that time, 101 growing and thriving Trees on one particular acre (which was self-sown from the neighbouring Wood) computed to be worth £1,292. 2s. This valuation was made at the rate of 6s. per foot, or £15. the load, making the quantity of Timber in those Trees 86 loads, or, on the average, above 40 feet each.



## STATEMENT concerning the Growth of Timber from Stumps, Stubs, or Stools, of former OAK TREES. \*

\*Supra No. 16.  
p. 163.

IN considering how the intermediate supply of Navy Timber is to be furnished till Plantations now undertaken shall arrive at maturity, it becomes a matter of much consequence to ascertain how far Timber of the proper size, and sound in all respects, may be raised from Stools or the Stumps of Oak Trees.

In the answers to the printed Query on this subject, several persons conversant with Woods and Plantations stated an unqualified opinion, that Trees growing from Stools are subject to decay near the base, long before they arrive at a size fit for Naval purposes.

On the other hand, there was the positive testimony of many persons of great information and experience, who mentioned instances, within their own knowledge, of large sound Timber, fit in all respects for the use of the Navy, which had clearly grown from the Stumps of former Oaks.

Mr. Harvey remembers three large falls of very fine, straight, and valuable Oaks, fit for the Navy, in a Wood of Lord Bagot's, within the last 25 years, many of which had clearly grown from old Stools.

Mr. Capes, the Deputy Surveyor of Whittlewood and Salcey Forests, Mr. Roper, Woodward to his Grace the Duke of Grafton, and Mr. Jones, the Purveyor of the Navy in Dean Forest, have all concurred in stating, that they know, from long experience and observation in those Forests, that many fine Trees, fit for the Navy, have been felled there, which were produced from old Stools.

Mr. Wickens says, there are many hundreds of fine Trees now in Lord Fitzwilliam's Park, at Wentworth Castle, which have grown from Stools.

In a Treatise on Planting and the Management of Woods, by Samuel Hayes, Esq. a Member of the Committee of Agriculture of the Dublin Society, it is stated, that it is now incontestably proved, that some of the finest Trees ever produced have risen from old Stools, and several instances are mentioned in his Work.

Nothing, however, was more convincing to the Surveyor General, than the circumstances of a Wood in the New Forest, called North Bentley Coppice, in which, on personal observation in the year 1810, he found that a large proportion of the Trees, of various sizes, with which that Wood is abundantly stocked, had manifestly and unquestionably sprung from Stools, and that such Trees were in a state of as great vigour and obvious increase, as those near them which had grown from the Acorn.

In the Autumn of 1808, when the Surveyor General last visited Sherwood Forest, Mr. Clarke the Deputy Surveyor, and Mr. Thorne the Purveyor of the Navy, pointed out to him several Trees lying on the ground, which had been felled in the Spring of the same year, and which, in their opinion, had sprung from old Stools, and were fully as sound as any of the other Trees felled that season. They both assured him, that many of the Trees both of that and the preceding Fall, had also in their opinion grown from Stools; particularly in Gleadthorpe Hill, in Budby Quarter, and that those Trees had, in general, turned out as sound as the others, though they had in the core, at the root, a spongy substance, generally of a whitish colour, but sometimes black. This appearance was observed by the Surveyor General in some of those that lay on the ground, running up from the place where they had been sawed off for about a foot, more or less, of some inches diameter at first, but contracting gradually to a point, above which the wood appeared perfectly sound through and through. Mr. Thorne mentioned an instance of four Trees lately felled, which had sprung from one Stool; he said they all turned out sound, and that one of them contained 160 feet of timber; the other three about forty feet each. The Surveyor General observed, that in some of those lately felled, and then lying close to their stumps, there was something like a short peg that had run up a little way from the root where the spongy whitish stuff was to be seen; this Mr. Thorne and Mr. Clarke supposed to be part of the old stump of the former Tree.

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Mr.



No. 18. Mr. Thorne has only acted as Purveyor in this and the Northamptonshire Forests for a few years, and Mr. Clarke had not then had much experience or acquaintance with growing Trees; but both declared that the late Deputy Surveyor, Mr. Clarke's Uncle, who was but then lately dead, and had for a great many years held that situation, was of opinion, that many of the large found Trees which had been felled in that Forest in his time, particularly in Birkland, had grown from Stools.

There is, in Sir George Cornwall's Park, at Moccas Court, Herefordshire, a Wood or Grove, of perhaps 10 or 12 acres, near the Church, and between that and the Upper Park, which is known to have been formerly a coppice, but the Underwood has been destroyed for many years. In the Spring of 1809, there had been a considerable fall of Oaks in this Wood, some containing a load and a half of timber; but when the Surveyor General saw it, in the Autumn of the same year, there were still left standing in it from 30 to 40 to the acre. Mr. Webster, the person who has had the management of Sir George's Woods for above 20 years, thought that the Trees which have been left, and are growing fast, averaged about 40 feet. It appeared manifest to the Surveyor General, on a very attentive examination of this Wood, and was the decided opinion of Mr. Webster who accompanied him, that almost all the Trees in it had grown from Stubs or Stools; but which probably had not been very old. In general, their trunks or stems, to the height of from 1 to 2 or  $2\frac{1}{2}$  feet from the ground, were nearly of uniform thickness, (not tapering like Maiden Trees), flattish or not regularly circular, but of what may be described as in some degree a deformed surface, and growing somewhat out of the perpendicular; whereas the rest of the trunk was round, and tapered upwards in the usual manner. Mr. Webster said, almost all that had been cut had the same sort of substance near the root, with that which the Surveyor General described to him as observed in Sherwood Forest; but generally of a black colour; but not farther up than from the root to the end of the irregular part; all above that part, had proved uniformly sound. Among those of the late Fall, one which had stood on the external verge of this wood, contained three loads of sound timber; and had, in Mr. Webster's opinion, and the Surveyor General's, clearly grown from a Stub.

Some of the principal circumstances above mentioned were stated to Mr. T. A. Knight, whose opinion, by a former communication with which he had favoured the Surveyor General, had seemed to militate against the inference drawn from them; but that Gentleman afterwards favoured him with a full and clear explanation of his sentiments on the subject, in which he observed, that scarcely any of the persons who appeared to differ from him had distinguished between a young, a middle-aged, and an old Stool; that he had no doubt Trees springing from young or middle-aged Stools would acquire a very considerable, and, perhaps, a large size, and be as good timber as if they had sprung from the Acorn; but if they happened to spring from the stumps of Trees which had begun to decay before they were felled, or from the hollow stubs of an old Coppice, they might grow rapidly, and have the appearance of being sound, but would internally decay before they arrived at any considerable size.

If, on the whole, from what is above detailed, it is a fair conclusion that sound timber, and of a size fit for the Navy, may be raised from the Stools of Oak Trees which had not begun to decay, or from healthy Stools or Stubs in Coppice Woods, the advantage of acting upon that principle in the cultivation of timber for the Navy, will appear unquestionable from the following considerations:

1.—In consequence of the acknowledged superior quickness of the growth of Shoots from Stools for the first few years at least, they sooner acquire a height beyond the reach of Deer and Cattle.

2.—As Woods are most frequently not cut down at once, but progressively, either for the purpose of thinning or to obtain for use such of the Timber as comes to maturity at different periods, by proper attention in removing all but the principal Shoot or Shoots, there may be from Stools a constant succession of new Timber coming forward, of different ages and sizes, in the same Wood.

3.—In Coppice Woods, particularly, which are kept under a regular system of successive cuttings at intervals of 20, or sometimes more, sometimes fewer years; and in which by law, by usage, or by particular stipulation with Lessees, a certain number of Tillers, or Standils, are or ought to be reserved, it will be found that this condition can be much more easily complied with, by leaving such Shoots from Stumps, Stubs, or Stools, as are above described, than by waiting for Maiden Trees from Acorns, either accidentally dropped, or actually planted at the time of the cutting.



## STATEMENT

Concerning the Transplanting of OAKS of different Ages; and the Tap-root of OAKS.

ONE of the reasons which operates with many in support of the opinion, that transplanted Trees, of whatever age, must be inferior to those which are left in the place where they first sprung from the acorn, is of a *theoretical* nature. They conceive that the preservation of the main root entire, which in young Oak Plants generally strikes directly down perpendicularly from the seed, and is called the Tap-root, must be of material consequence to the growth of the Plant; and, as it must be bruised or broken, and is generally shortened by the knife, on transplanting the Tree, it is thought the Tree itself can never recover from the effects of that injury.

But if we resort to a much more satisfactory criterion, the very general *observation* and *experience* of much the greater number of the persons who took the trouble to answer the Surveyor General's printed Queries, are in support of the contrary opinion.

Besides many Nurserymen, (some of whom have spoken from very extensive practice for more than 30 years,) the President of the Royal Society\*, and many of the most considerable planters and owners of Woods in various parts of the United Kingdom, have given their testimony on that side of the question. Supra, No. 16.  
p. 162.

Mr. T. A. Knight's sentiments on this subject were communicated to the Surveyor General in the following words:—"The tap-root is of consequence only during the first year's growth of the Tree, and I will venture to assert (and I speak from the actual examination of more than 20,000 Trees) that not a single instance can be adduced in which any thing corresponding with the idea of a Tap-root now exists under any one Tree of 20 years growth in England. I think I have shown in a paper in the Phil. Trans<sup>ns</sup> of 1806, (in which I have pointed out the cause why the Radicle or Root of germinating seeds descends, and why their germ ascends,) that a Tap-root must necessarily languish after the first year, and become of no importance. And I speak from very extensive experiments, accurately and attentively made, when I assert, that shortening the Tap and lateral roots of young Trees, tends much to increase their future growth, by increasing the number of their roots."

Very convincing proof of the total disappearance of any vestige of a Tap-root in Oaks of a large size, fell accidentally under the Surveyor General's particular observation in the year 1809, in the case of three trees of that description at Moccas Court, and four or five in the Inclosure called Goldsmith's Hill in New Forest, which had been recently blown down by the violence of a sudden storm, and exhibited the whole compass of their roots in a circle of earth which had been torn up with them, and exposed in a direction nearly vertical. In the three at Moccas Court there was not the slightest appearance of any thing like what could have been an original Tap-root. The principal and largest roots had diverged in various ways, mostly horizontal, owing, probably, to the hardness of the substratum, or because the best nourishment was near the surface. The appearance of the four or five windfalls in New Forest was nearly the same, except that the principal roots, though none of them were central like a Tap-root, seemed to have descended nearly in a straight direction for three or four feet; but they then spread out all round, in a manner parallel with the general surface of the ground.

Whether a transplanted Oak, or one which has never been moved, will *ultimately*, under exactly the same circumstances, attain the greatest perfection in size and quality, is a fact which the observation of no individual can ever be able to ascertain by actual comparison; and it is believed that no regular register has ever been kept through several generations, of such an uninterrupted attention to the point, as could at all tend to a satisfactory decision upon it; but it seems fair to conclude, from the evidence about to be stated, that transplanted Oaks will grow as fast (or faster), and continue to thrive as long, as others not transplanted, till they reach a size sufficient for the Uses of the Navy; which is the only practical part of the question with which we have any concern.

In the Purlieu of Thomas Thistlethwaite, Esquire, in the open part of Bere Forest, there was a large Fall of Oak timber in the spring of 1810. The Surveyor General saw many of the Trees lying on the ground in the month of August in that year, and was then informed that the plantation had been made about fifty or sixty years before. The Trees had been planted in raised circular mounds of earth, a yard or more in diameter, and about two feet from the rest of the ground, which in that place is flat and wet. They must have been of considerable size when planted. The workmen employed in hewing them informed the Surveyor General, that



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that one of them which had been then removed, had measured a load and a half, and several of the others a load each; though on the average their contents were only from twenty to thirty feet.

In the same spring, there was a Fall of a considerable number of Oaks, planted about fifty or sixty years ago, when of the circumference of seven or eight inches, in an open waste belonging to Sir Henry Mildmay, Baronet, near Hartford Bridge, and not defended from Cattle, but by mounds in which they were planted, similar to those in the before-mentioned instance. These Oaks, when felled, were found to contain near a Load of sound timber, more or less. They have been since replaced by other plants of the same sort, and planted in the same manner. The above information the Surveyor General received from the most unquestionable authority, and he understands that planting in the same mode is very usual in that part of the country.

In September 1809, the Surveyor General saw many Oak Trees in the Park at Moccas Court and elsewhere in Sir George Cornwall's grounds, where deer, cattle, and sheep, were feeding, which had been drawn from plantations of his, of from 20 to 25 years standing, and planted in very large holes well dug, from 12 to 14 years before that time, being at the time of such planting from 12 to 14 feet high. A few years before, those plantations had been carefully thinned, by cutting down the worst plants to grow up afterwards for coppice-wood, and leaving the most thrifty and promising shoots, either for transplanting, or to remain in that ground, being at that time carefully, but not over-much, pruned. When transplanted, some of the lower branches were taken off, and others shortened, so as to leave none within reach of the deer. Their only protection against the bark being gnawed or rubbed against by those and the other animals, has been the sticking four or five withies, or small wands, in the ground, about six feet high; close to the Tree, and tied to it with bands of slender pliable twigs, which are renewed every year for the first few years; and this protection had been found to answer completely. Those Trees were then, in general, very thriving, and appear from the best authority to have continued so down to this time.

There is a small field near the Speech House, in Dean Forest, called the Acorn Patch, consisting of several acres, which was sown with acorns about twenty-nine years ago. Part of this field has been thinned repeatedly since that time. About fifteen years ago, Mr. Blunt, then Deputy Surveyor, transplanted from it into the open Forest about forty or fifty Trees. All these, except two or three, have continued to grow and thrive from that time, though without any protection from cattle or other injury, except by some loose bushes being laid round them. During the last four or five years, others have also been taken from the same plot of ground, and planted in the same manner in the neighbouring open parts, to the number of several thousands. On the 14th of September 1809, three of the Trees transplanted by Mr. Blunt, three transplanted in the year 1807, and six which remained in their original place, (and where they were not so close together as to be hampered in their growth) were carefully measured under the direction, and in the presence, of the Surveyor General, by taking their circumference at the height of six feet from the ground. The same Trees were again measured on the 24th of August in the following year; when it appeared that those which had been transplanted by Mr. Blunt had increased the most, those transplanted in 1807 the next, and of those which remained in their original place, two had not increased at all, and the other four not so much as any of those transplanted. It is intended to re-measure them all again during the ensuing autumn.

It cannot indeed be adviseable, in general practice, to transplant Oaks, on a large scale, after they have obtained a considerable height, on account of the great expense which must attend such a mode of planting, if executed in a proper manner; yet as there are cases similar to those in the coppices of Whittlewood, Salcey, and Whichwood Forests, where, unless such Plants can be used, all idea of obtaining a succession of Timber must be abandoned, it becomes extremely important to know, whether, in such cases, this Plan may be resorted to with a reasonable prospect of success.



## Appendix, No. 20.

## T A B L E,

Showing the Circumference of OAK TREES, in the Forests and Woods under-mentioned, measured at six feet from the ground, at the different dates hereunder stated; and the Contents of the said Trees to the height of twelve feet; together with the average rate of Increase per cent. on that height, between the times of measuring.

[THE Surveyor General in the year 1808, as mentioned in N° 16 of this Appendix\*, had the girth of a certain number of Trees, in King William's Inclosures, measured with a view to ascertain what their increase should be, on a re-measurement, in the interval of two years from that time. It afterwards occurred to him that it might be useful to extend this comparative observation of the progressive growth of Oaks, under different circumstances of age, situation, and protection, in different parts, both of that and the other Royal Forests; and this he has since had done by measurement and re-measurement of a certain number, in the following Forests, viz. New Forest, Dean, Alice Holt, Bere, Whittlewood, and Salcey Forests. This Table exhibits the particulars of those different operations; and the exact facts with regard to the Trees in and transplanted from the Acorn Patch (supra N° 19.) will be found under the title of Dean Forest, those transplanted by Mr. Blunt being marked with the letters A. B. C.; those transplanted in 1807, D. E. F.; and those which remained in their original places, G. H. I. K. L. M.; the Trees themselves having been so marked on their first measurement.]

\* Supra p. 161.

## NEW FOREST.

NAMES of the INCLOSURES.	Marks.	Circumference taken 2d March, 1808.	Contents in the year 1808.	Circumference taken 11th August, 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
RHINEFIELD OLD INCLOSURE.	A. B. C. D. E. F.	IN.* 56. 40. 62. 67. 46. 45.	F. IN. P. 16 4 0 8 4 0 20 0 3 23 4 6 11 0 3 10 6 6	IN. 57. 41. 63 $\frac{1}{2}$ . 70 $\frac{1}{2}$ . 49. 46 $\frac{2}{3}$ .	F. IN. P. 16 11 0 8 9 0 20 11 0 25 10 7 12 6 0 11 5 2	F. IN. P.      	
King Wm. III.			89 7 6		96 4 9	6 9 3	7.55
WOOD FIDLEY.	A. B. C. D. E. F.	1st March, 1808. 46. 67. 59. 60. 32. 68.	F. IN. P. 11 0 3 23 4 6 18 1 6 18 9 0 5 4 0 24 1 0	IN. 49. 71 $\frac{1}{4}$ . 60. 61 $\frac{1}{2}$ . 53. 69.	F. IN. P. 12 6 0 26 10 9 18 9 0 19 8 4 5 8 0 24 9 6		
King Wm. III.			100 8 3		108 3 7	7 7 4	7.55
BURLEY.	A. B. C. D.1. D.2. E. F.	50. 52. 52. 80. 57. 63. 63.	F. IN. P. 13 0 3 14 1 0 14 1 0 33 4 0 16 11 0 20 8 0 20 8 0	IN. 51 $\frac{5}{8}$ . 53 $\frac{1}{2}$ . 53 $\frac{1}{2}$ . 81 $\frac{1}{4}$ . 59 $\frac{1}{4}$ . 68 $\frac{1}{4}$ . 66 $\frac{1}{2}$ .	F. IN. P. 13 10 5 14 10 10 14 10 10 34 10 8 18 7 1 24 3 1 23 0 4		
King Wm. III.			132 9 3		144 5 3	11 8 0	8.78

\* Abbreviations, IN. Inches.—F. Feet.—P. Twelfth parts of an Inch.



## Appendix, No. 20.—Measurement of Timber.—NEW FOREST—continued.

NAMES of the INCLOSURES.	Marks.	Circumference taken 25th July, 1808.	Contents in the year 1808.	Circumference taken 14th August, 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
ETHERISE.	A. B. C.	26th July, 1808. IN. 44. 24½. 25.	F. IN. P. 10 1 0 3 1 6 3 3 0 16 5 6	11th August, 1810. IN. 46½. 25½. 27½.	F. IN. P. 11 1 8 3 4 7 4 0 1 18 6 4	F. IN. P. 2 0 10	12.57
BLACK BUSH.	A. B. C.	17½. 26½. 29½.	1 7 8 3 7 0 4 7 3 9 9 11	18½. 27½. 31.	1 9 8 3 10 9 5 0 0 10 8 5	0 10 6	8.9
PIGNELL.	A. B. C.	23. 14. 24½.	2 9 0 1 0 3 3 1 6 6 10 9	25½. 14½. 25½.	3 3 5 1 1 9 3 5 5 7 10 7	0 11 10	14.3
SLODEN. Twin Trees {	A. B. C. 1. C. 2.	25th July, 1808. 19½. 27. 25½. 23.	2 0 4 3 9 6 3 4 7 2 9 0 11 11 5	14th August, 1810. 22. 30½. 28. 25½.	2 6 3 4 8 8 4 1 0 3 5 9 14 9 8	2 10 3	23.88
SOUTH BENTLEY. King Wm. III.	A. B. C. D. E. F.	26th Feb. 1808. 46. 30. 47. 39. 36. 36.	11 0 3 4 8 3 11 6 0 7 11 0 6 9 0 6 9 0 48 7 6	15th August. 1810. 48½. 33. 48½. 41½. 38½. 36½.	12 1 6 5 8 0 12 3 0 8 11 7 7 7 5 6 11 3 53 6 9	4 11 3	10.15
NORTH BENTLEY. King Wm. III.	A. B. C. D. E. F.	21. 39. 34. 46. 56. 50.	2 3 6 7 11 0 6 0 3 11 0 3 16 4 0 13 0 3 56 7 3	24½. 40½. 36½. 49. 59. 53.	3 2 3 8 5 9 6 11 3 12 6 0 18 1 6 14 7 6 63 10 3	7 3 0	12.8
LINWOOD COPPICE.	A. B. C.	12½. 16½. 19½.	0 10 1 1 5 6 2 0 4 4 3 11	14½. 19. 21½.	1 0 5 1 10 6 2 5 3 5 4 2	1 0 3	23.59
PITTS.	A. B. C.	13½. 25½. 17.	0 11 9 3 3 10 1 6 0 5 9 7	17½. 27. 18½.	1 7 1 3 9 6 1 8 9 7 1 4	1 2 9	21.19



# HIS MAJESTY'S WOODS, FORESTS, AND LAND REVENUES.

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Appendix, No. 20.—Measurement of Timber.—NEW FOREST—continued.

NAMES of the INCLOSURES.	Marks.	Circumference taken 2d March, 1808.	Contents in the year 1808.	Circumference taken 10th August, 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
OCKNELL.	A.	IN.	F. IN. P.	IN.	F. IN. P.	F. IN. P.	
	B.	23 $\frac{1}{4}$ .	2 9 9	25 $\frac{7}{8}$ .	3 5 9		
	C.	20 $\frac{1}{4}$ .	2 2 10	23 $\frac{1}{8}$ .	2 9 5		
		17 $\frac{1}{2}$ .	1 7 1	19.	1 10 6		
			6 7 8		8 1 8	1 6 0	22.59.
PUCK-PITS.  King Wm. III.	A.	2d March, 1808.		15th August, 1810.			
	B.	52.	14 1 0	54.	15 2 3		
	C.	58.	17 6 3	61 $\frac{1}{2}$ .	19 8 4		
	D.	36.	6 9 0	38 $\frac{1}{2}$ .	7 8 7		
	E.	65.	22 0 0	67.	23 4 6		
	F.	62.	20 0 3	65 $\frac{1}{4}$ .	22 2 1		
		85.	37 7 6	88.	40 4 0		
			118 0 0		128 5 9	10 5 9	8.88.
SALISBURY TRENCH.  King Wm. III.	A.	26th February, 1808.					
	B.	52.	14 1 0	54 $\frac{3}{4}$ .	15 7 4		
	C.	34.	6 0 3	36 $\frac{1}{8}$ .	6 9 6		
	D.	37.	7 1 6	40.	8 4 0		
	E.	38.	7 6 3	39 $\frac{5}{8}$ .	8 2 0		
	F.	39.	7 11 0	41.	8 9 0		
		48.	12 0 0	50 $\frac{7}{8}$ .	13 5 8		
			54 8 0		61 1 6	6 5 6	11.81.
PRIOR'S ACRE.  King Wm. III.	A.						
	B.	58.	17 6 3	61.	19 4 6		
	C.	60.	18 9 0	64 $\frac{1}{8}$ .	21 4 10		
	D.	58.	17 6 3	58 $\frac{3}{8}$ .	18 0 6		
	E.	39.	7 11 0	41.	8 9 0		
	F.	38.	7 6 3	42 $\frac{1}{2}$ .	9 4 10		
		60.	18 9 0	61.	19 4 6		
			87 11 9		96 4 2	8 4 5	9.51.
RAVENS NEST.	A.	25th July, 1808.					
	B.	14 $\frac{3}{4}$ .	1 1 7	17 $\frac{3}{4}$ .	1 7 8		
	C.	9 $\frac{3}{4}$ .	0 5 11	11 $\frac{1}{4}$ .	0 8 7		
		8 $\frac{1}{2}$ .	0 4 6	10 $\frac{1}{2}$ .	0 6 10		
			2 0 0		2 11 1	0 11 1	46.17.
LONG BEECH.	A.						
	B.	11 $\frac{1}{4}$ .	0 7 10	13.	0 10 6		
	C.	10 $\frac{1}{4}$ .	0 6 10	13.	0 10 6		
		9 $\frac{1}{4}$ .	0 5 4	11.	0 7 6		
			1 8 0		2 4 6	0 8 6	42.5.
FURZY LAWN.	A.	27th July, 1808.		16th August, 1810.			
	B.	18 $\frac{3}{4}$ .	1 9 11	19 $\frac{1}{2}$ .	1 11 9		
	C.	11 $\frac{1}{2}$ .	0 8 3	12 $\frac{1}{2}$ .	0 9 9		
		16.	1 4 0	18.	1 8 3		
			3 10 2		4 5 9	0 7 7	16.42.



DEAN FOREST.

Where Situated.	Marks.	Circumference taken 14th Sept. 1809.	Contents in the year 1809.	Circumference taken 24th August, 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
		IN.	F. IN. P.	IN.	F. IN. P.	F. IN. P.	
In a Row, on the left-hand side of the road, } leading from the Speech House to Newnham }	A.	7 $\frac{5}{8}$ .	0 3 7	9 $\frac{1}{8}$ .	0 5 2		
In the same Row, nearer Cinderford Bridge -	B.	8.	0 4 0	9 $\frac{1}{4}$ .	0 5 4		
In the same Row, and still nearer Cinderford } Bridge - - - - - }	C.	8 $\frac{1}{2}$ .	0 4 6	9 $\frac{3}{4}$ .	0 5 11		
In the first Row on the right-hand side of the } road from the Speech House to Park End - }	D.	7.	0 3 0	7 $\frac{1}{4}$ .	0 3 3		
On the same side of the road, in the same Row, } and a little nearer to Park End - - - }	E.	6.	0 2 3	7 $\frac{1}{8}$ .	0 3 2		
On the opposite side of the road, near to the } corner of Harvey's Field - - - - }	F.	6.	0 2 3	6 $\frac{1}{2}$ .	0 2 7		
Acorn Patch, near the Gate - - - -	G.	14 $\frac{1}{4}$ .	1 0 8	15.	1 2 0		
Do. - - - - -	H.	13.	0 10 6	13 $\frac{5}{8}$ .	0 11 7		
Acorn Patch, in the interior, and near to each } other - - - - - }	I.	12.	0 9 0	12.	0 9 0		
	K.	17 $\frac{1}{2}$ .	1 7 1	18 $\frac{1}{4}$ .	1 8 9		
	L.	11 $\frac{1}{4}$ .	0 8 7	12 $\frac{3}{4}$ .	0 10 1		
	M.	15 $\frac{1}{4}$ .	1 3 6	15 $\frac{1}{4}$ .	1 3 6		
			7 10 11		8 10 4	0 11 5	16.21

BERE FOREST.

Where Situated.	Marks.	Circumference taken 22d October, 1808.	Contents in the year 1808.	Circumference taken September, 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
		IN.	F. IN. P.	IN.	F. IN. P.	F. IN. P.	
WICKHAM WALK.							
In Prior's Brow - - - -	A.	31 $\frac{1}{2}$ .	5 2 0	33 $\frac{1}{8}$ .	5 8 6		
In Buck Hammock - - - -	B.	33 $\frac{1}{2}$ .	5 10 1	36 $\frac{1}{2}$ .	6 11 3		
In Old Coppice - - - -	C.	49 $\frac{1}{4}$ .	12 7 7	51 $\frac{3}{8}$ .	13 8 10		
In Miffing Ford - - - -	D.	54.	15 2 3	57 $\frac{3}{4}$ .	17 4 5		
In Wood End, near Admiral Knight's - - -	E.	59 $\frac{1}{4}$ .	18 3 4	61 $\frac{3}{8}$ .	19 7 3		
In Anthony's Brow - - - -	F.	36 $\frac{5}{8}$ .	6 11 3	39 $\frac{1}{2}$ .	8 1 6		
			64 0 6		71 5 9	7 5 3	11.61
CREECH WALK.							
		taken 24th Sept. 1808.					
In Lodge Rail - - - -	A.	68 $\frac{1}{2}$ .	24 5 3	70.	25 6 3		
In Holm Hammock - - - -	B.	68.	24 1 0	70 $\frac{1}{8}$ .	25 7 2		
In Holm Hill - - - -	C.	56 $\frac{1}{2}$ .	16 7 6	57 $\frac{1}{8}$ .	17 5 2		
In Bottom of Little Creech - - - -	D.	84 $\frac{1}{4}$ .	37 6 1	85.	37 7 6		
In Do. near King's Pound - - - -	E.	65 $\frac{1}{2}$ .	22 4 1	65 $\frac{1}{2}$ .	22 4 1		
In Wet Wood King's Pound - - - -	F.	60.	18 9 0	61 $\frac{1}{8}$ .	19 11 2		
			143 8 11		148 5 4	4 8 5	3.87



Appendix, No. 20.—Measurement of Trees—*continued*.

## WHITTLEWOOD FOREST.

Where Situated.	Marks.	Circumference taken 12th Sept. 1808.	Contents in the year 1808.	Circumference taken 4th Sept. 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
		IN.	F. IN. P.	IN.	F. IN. P.	F. IN. P.	
In Pond Riding Coppice, Shrub Walk - -	A.	38 $\frac{1}{8}$ .	7 6 9	39 $\frac{1}{2}$ .	8 1 6		
In Eustilfis Coppice, Shrub Walk - -	B.	20.	2 1 0	21 $\frac{1}{4}$ .	2 4 2		
In Bear Water Coppice, Shrub Walk - -	C.	44.	10 1 0	46.	11 0 3		
In Stallage Coppice, Hanger Walk - -	D.	21 $\frac{1}{2}$ .	2 4 10	22 $\frac{1}{4}$ .	2 8 4		
In Grubs Hill Coppice, Hanger Walk - -	E.	33 $\frac{1}{8}$ .	5 10 1	34 $\frac{1}{4}$ .	6 3 5		
In Briery Plain, Wakefield Walk - -	F.	49.	12 6 0	50 $\frac{1}{2}$ .	13 3 4		
In Sumpter Qr Coppice, Wakefield Walk -	G.	25 $\frac{1}{2}$ .	3 4 7	27 $\frac{1}{4}$ .	3 10 4		
Do. near a cluster of young Trees - -	H.	11.	0 7 6	12 $\frac{1}{2}$ .	0 9 9		
In Briery Coppice, Wakefield Plain - -	I.	29 $\frac{1}{2}$ .	4 6 4	30 $\frac{1}{4}$ .	4 10 6		
In Halcut Well Hill Coppice, Sholebrook Walk -	K.	22.	2 5 3	23 $\frac{3}{4}$ .	3 2 3		
In Shields Coppice, Hazleborough Walk - -	L.	29 $\frac{1}{4}$ .	4 5 5	31 $\frac{3}{4}$ .	5 3 0		
In King Richard's Coppice, Hazleborough Walk	M.	13 $\frac{3}{8}$ .	0 11 2	15 $\frac{3}{4}$ .	1 3 6		
			56 10 11		63 0 4	6 1 5	10.75

## SALCEY FOREST.

Where Situated.	Marks.	Circumference taken 15th Sept. 1808.	Contents in the year 1808.	Circumference taken 3d Sept. 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
		IN.	F. IN. P.	IN.	F. IN. P.	F. IN. P.	
In Hartwell Clear Coppice - - -	A.	66 $\frac{1}{4}$ .	22 10 3	67 $\frac{1}{4}$ .	23 6 7		
In middle of Quintin Tongue Coppice - -	B.	15.	1 2 0	16 $\frac{1}{2}$ .	1 5 0		
In Hanaway Coppice - - -	C.	17 $\frac{3}{4}$ .	1 7 8	20.	2 1 0		
Between Do. and Shrubbery Coppice - -	D.	137.	97 9 0	139.	100 7 6		
In Rush Coppice - - -	E.	33.	5 8 0	34.	6 0 3		
In Hazle Coppice - - -	F.	85 $\frac{1}{2}$ .	38 0 10	87.	39 5 0		
In Madison's Coppice - - -	G.	47.	11 6 0	49.	12 6 0		
In Ride between Wake and Atterbury Coppice -	H.	129 $\frac{1}{2}$ .	87 4 1	133.	92 1 6		
In Clubb's Coppice - - -	I.	20.	2 1 0	21 $\frac{1}{2}$ .	2 4 10		
In Limebeds Coppice - - -	K.	35 $\frac{3}{4}$ .	6 7 10	37 $\frac{1}{2}$ .	7 3 10		
In Great Straight's Coppice - - -	L.	47 $\frac{1}{2}$ .	11 9 0	49 $\frac{1}{4}$ .	12 7 7		
In Dane's Coppice - - -	M.	21.	2 3 6	23 $\frac{1}{4}$ .	2 9 9		
In Hanslop Hollow Coppice - - -	N.	20 $\frac{1}{2}$ .	2 2 3	22.	2 6 3		
In Daneway Coppice - - -	O.	68 $\frac{1}{4}$ .	24 3 1	69 $\frac{1}{4}$ .	24 11 8		
In the open Ride, Lay-thick-stripe - -	P.	60.	18 9 0	63.	20 8 0		
In Prentice Coppice - - -	Q.	32 $\frac{1}{4}$ .	5 5 0	34.	6 0 3		
In Rolefmeare Coppice - - -	R.	90.	42 2 3	92.	44 1 0		
In - Do. - - -	S.	26.	3 6 3	28 $\frac{1}{2}$ .	4 2 9		
In Sandpit Coppice - - -	T.	72.	27 0 0	74.	27 9 0		
In - Do. - - -	V.	44.	10 1 0	46 $\frac{1}{2}$ .	11 3 1		
			422 2 0		444 4 10	22 2 10	5.26



Appendix, No. 20.—Measurement of Trees—continued.

ALICE HOLT FOREST.

Where Situated.	Marks.	Circumference taken 14th Sept. 1808.	Contents in the year 1808.	Circumference taken 6th August, 1810.	Contents in the year 1810.	Increase.	Average Rate per Cent. of Increase.
		IN.	F. IN. P.	IN.	F. IN. P.	F. IN. P.	
On the right of the Grindstone Oak, south-west of the Great Lodge - - - }	A.	78 ½.	32 . 1 1	81 ⅞.	34 10 9		
On the Brow near Woodland's Trunk - - -	B.	60.	18 9 0	61 ½.	19 8 4		
Between Woodland's Trunk, and Goofe Green Plain - - - - }	C.	47 ½.	11 9 0	49.	12 6 0		
			62 7 1		67 1 1	4 6 0	7.18

Office of Woods, &c. }  
4th June 1812.

GLENBERVIE,  
W. D. ADAMS,  
HENRY DAWKINS.



# I N D E X.

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				Woolmer Forest -	- <i>ibid.</i>
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SUSSEX	-	-	-	-	-	-	-	<i>ib.</i>
WILTS	-	-	-	-	-	-	-	<i>ib.</i>
YORK	-	-	-	-	-	-	-	<i>ib.</i>

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Air-street, Piccadilly	-	-	Two houses there	-	-	Joseph Pitts	-	-	42
			House there	-	-	Thos. Matthews Redaway	-	-	<i>ib.</i>
			Do.	-	-	Ex <sup>rs</sup> of Sir Elijah Impey	-	-	42
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Bury-street	-	-	House there	-	-	Barnabas Blake	-	-	50
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Charles-street	-	-	House there	-	-	John Beard	-	-	41
Chelsea	-	-	Ground for a house, &c.	-	-	James Willoughby Gordon, esq.	-	-	41
Crown-street, formerly Crown court, Westminster	-	-	House there	-	-	Archibald Patterfon	-	-	41
			Do.	-	-	Wm. Rofs, gent.	-	-	<i>ib.</i>
Darby-court, Piccadilly	-	-	Two houses there	-	-	Samuel Rickards	-	-	41
Downing-street	-	-	House there	-	-	Daniel Dulany, esq.	-	-	51
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Eagle-street	-	-	A warehouse there	-	-	Samuel Rickards	-	-	-	46
			Two houses there	-	-	Barnabas Blake	-	-	-	50
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Francis-street—See Marybone-street.										
Great Ryder-street	-	-	Two houses there	-	-	Trustees of Louisa Ann Burfill, widow	-	-	-	50
Green Park	-	-	Ground for a garden there	-	-	H. R. H. Fred. duke of York	-	-	-	56
Greenwich Park	-	-	Slip of ground there	-	-	Rt. hon. G. Fulke, lord Lyttelton	-	-	-	ib.
Hamilton Mews	-	-	Piece of ground, with a stable and warehouse on it	-	-	Edmund, earl of Cork and Orrery	-	-	-	44
			Do.	-	-	Rt. hon. Archibald Montgomerie, commonly called Lord Montgomerie	-	-	-	46
			Do.	-	-	Richard, earl of Lucan	-	-	-	ib.
Hamilton Mews	-	-	Piece of ground, with a stable and coach-house on it	-	-	Beeston Long, esq. and Rt. hon. Charles Long, ex <sup>rs</sup> of Sam. Long, esq.	-	-	-	46
			Do.	-	-	Hon. Peter Robert Drummond Burrell	-	-	-	48
			Do.	-	-	Sir Nath. Holland, bart.	-	-	-	50
Hamilton Place	-	-	House and ground there	-	-	Edmund, earl of Cork and Orrery	-	-	-	44
			Do.	-	-	Richard, earl of Lucan	-	-	-	46
			Do.	-	-	Beeston Long, esq. and the rt hon. Charles Long, ex <sup>rs</sup> of Sam. Long, esq.	-	-	-	ib.
Hampton	-	-	Ground there	-	-	Trustees of Dav. Garrick, esq.	-	-	-	52
Hampton Common	-	-	Two pieces of ground there	-	-	Allen Anscombe, miller	-	-	-	56
Hampton Court Green	-	-	House there	-	-	Tho. Graham, esq.	-	-	-	ib.
			Ground there	-	-	Henry Trail, esq.	-	-	-	ib.
High Holborn	-	-	Four houses, &c. there	-	-	Ed. Christian and Wm. Lewis, distillers	-	-	-	52
Hollen-street, Soho	-	-	Piece of ground there	-	-	Eliz. Torrane, widow	-	-	-	52
Jermyn-street	-	-	House there	-	-	Rob. King, gent.	-	-	-	46
			Do.	-	-	Samuel Rickards	-	-	-	ib.
			St. James's hotel and other buildings	-	-	Ex <sup>rs</sup> of Rich. Hitchcock, and of James Stewart	-	-	-	48
			House there	-	-	Barnabas Blake	-	-	-	50
			Do.	-	-	John Gregory, esq.	-	-	-	52
			Do.	-	-	Wm. Newton	-	-	-	52
Market-street	-	-	Five houses there	-	-	John Beard	-	-	-	44
			House there	-	-	Francis Watkinson, and Joanna his wife	-	-	-	ib.
—— East	-	-	House there	-	-	Richard Spike	-	-	-	ib.
Marybone-street	-	-	Nine houses in and near	-	-	Ex <sup>rs</sup> of Sir Elijah Impey	-	-	-	48
			Two houses there	-	-	Hugh Beavan	-	-	-	54
New-street, Spring Gardens	-	-	House there	-	-	Edward Morris, esq.	-	-	-	44
			Do.	-	-	Wm. Croke, gent.	-	-	-	48
			Do.	-	-	Wm. Gilpin, esq.	-	-	-	50
			Do.	-	-	J. Proctor Anderdon, esq.	-	-	-	52
			Do.	-	-	Edmund Antrobus, esq.	-	-	-	ib.
			Do.	-	-	John Smith, esq.	-	-	-	54
			Do.	-	-	Fred. Booth, esq.	-	-	-	ib.
Norris-street	-	-	House there	-	-	Wm. Noden, gent.	-	-	-	50
Orange-street, St. James's	-	-	Three houses there	-	-	Joseph Cole	-	-	-	48
			Do.	-	-	George Trostell	-	-	-	ib.
Pall-Mall	-	-	House there	-	-	Wm. Hosier, esq. (on trust)	-	-	-	44
			Do.	-	-	Sam. Moody, esq.	-	-	-	ib.
			Do.	-	-	Dame Esther Wray, widow	-	-	-	48
			Do.	-	-	Tho. Watson, merchant	-	-	-	ib.
			Do.	-	-	Pascoe Grenfell, esq.	-	-	-	52
			Do.	-	-	Rob. Ladbroke, esq.	-	-	-	ib.
			Ground, with an old house on it	-	-	Ex <sup>rs</sup> of Melchior H. Wagner	-	-	-	ib.
Piccadilly	-	-	House there	-	-	Rob. Robbins, esq.	-	-	-	44
			Two houses there	-	-	Wm. Benedict Bourdillon	-	-	-	ib.
			Black Bear inn, with stables, &c.	-	-	Rich. Buttrey	-	-	-	ib.
			Ground and house there	-	-	The Rt. hon. Archibald Montgomerie, commonly called Lord Montgomerie	-	-	-	46
			Four houses there	-	-	Rob. Garstin, esq.	-	-	-	ib.
			Three houses, and a building behind	-	-	Samuel Rickards	-	-	-	ib.
			House and ground there	-	-	Hon. Peter Robert Drummond Burrell	-	-	-	48
			House there	-	-	Ex <sup>rs</sup> of Sir Elijah Impey	-	-	-	ib.
			House and ground there	-	-	Sir Nath. Holland, bart.	-	-	-	50
			House there	-	-	Barnabas Blake	-	-	-	ib.
			Do.	-	-	John Gregory, esq.	-	-	-	52

Piccadilly



*CROWN LEASES of Messuages, Tenements, and Curtilages—continued.*

Piccadilly	-	White Bear inn, and six houses	-	Rich. Moseley, and T. Walker	-	52
		Three houses there	-	Grace Hames widow, and rev. G. Gard	-	<i>ib.</i>
		Three pieces of ground there	-	rard Hayter (in trust)	-	<i>ib.</i>
Privy Garden	-	House, &c. there	-	John Mackay	-	54
		Two houses, garden, pleasure ground, and other ground	-	Henry duke of Buccleuch, and Hen. Hoyle	-	48
			-	Oddie, esq.	-	50
Richmond Green, co. Surrey	-	House there	-	Rich. Hen. Alexander Bennett, esq.	-	54
St. Alban's-street	-	House there	-	Hannah Alexander	-	44
		Do.	-	Edward Gordon, esq.	-	<i>ib.</i>
		Two houses there	-	Edward Brown, gent.	-	<i>ib.</i>
		House there	-	Henry Brookes, gent.	-	<i>ib.</i>
		Do.	-	Charles Reeve	-	46
		Do.	-	W. Humby	-	48
		Do.	-	Rev. Pakington George Tomkyns, LL.D.	-	<i>ib.</i>
St. James's Market	-	House there	-	Humphry Howorth, esq.	-	52
		Do.	-	Wm. Tho. Hollier	-	54
St. James's Palace	-	Godolphin house and garden	-	Henry Wells	-	50
St. James's Park	-	Ground, &c. there	-	H. R. H. Fred. duke of York	-	52
St. James's-street	-	Thatched-house tavern, and six low shops in front	-	Rt. hon. Sir Archibald Macdonald	-	46
		House there	-	Miss Maria Deborah Grosvenor, maj. gen.	-	<i>ib.</i>
St. James's Street, Little	-	Two houses there	-	Tho. G. and rev. Rob. G.	-	50
Spring Garden	-	House there	-	Rob. Herries, and Tho. Harvie Farquhar, bankers	-	48
Spring Garden Terrace	-	House there	-	Miss Maria Deborah Grosvenor, maj. gen.	-	52
Swallow-street	-	Ground, with stables, &c.	-	Tho. G. and rev. Rob. G.	-	50
		House there	-	Palcoe Grenfell, esq.	-	48
		Do.	-	Claudius Steph. Hunter, esq.	-	<i>ib.</i>
		Do.	-	Thomas lord Dundas	-	<i>ib.</i>
		Two houses there	-	Dixon Strachan	-	<i>ib.</i>
		Do.	-	George Trostell	-	<i>ib.</i>
			-	Ex <sup>rs</sup> of Sir Elijah Impey	-	50
			-	Charles Pattison	-	52
			-	John Gregory, Esq.	-	46
Thatched-house-court	-	Eight houses and a parcel of ground there	-	Miss Maria Deborah Grosvenor, maj. gen.	-	48
Vine-street, St. James's	-	Two houses there	-	Eliz. Mary Georgiana Grace, and Sarah Hodgson	-	50
Whitehall	-	House, &c. there	-	Rt. hon. Rob. lord Carrington	-	48
Whitehall-court	-	House there	-	Ex <sup>rs</sup> of Rt. hon. Tho. Conolly	-	50
		Ground for a curtilage	-	Rt. hon. Rob. lord Carrington	-	<i>ib.</i>
		Two houses and ground there	-	Dame Anne Louisa Stuart, widow	-	44
Wrexham, co. Denbigh	-	The old town-hall, and a building adjoining	-	John Meller, esq.	-	

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CUMBERLAND	-	-	-	-	-	<i>ib.</i>
DORSET	-	-	-	-	-	<i>ib.</i>
HUNTINGDON	-	-	-	-	-	<i>ib.</i>
LINCOLN	-	-	-	-	-	<i>ib.</i>
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CARNARVON	-	-	-	-	-	<i>ib.</i>



## CROWN LEASES of Messuages or Tenements and Curtilages, directed to be granted, but the Leases not yet completed.

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			House there	-	-	Lieut. gen. T. Davies	-	64
Chapel-court, See Swallow-street.								
Charing-crofs-street	-	-	Three old houses, and ground	-	-	Thomas Egerton	-	64
Drury-lane	-	-	House and ground there	-	-	Wm. and Edw. Cleaver	-	66
Duke's court, St. James's	-	-	Two houses there	-	-	Trustees of Jas. and Eliz. Delaney	-	62
Duke-street, St. James's	-	-	Two houses there	-	-	Trustees of Jas. and Eliz. Delaney	-	ib.
			Ground, &c. there	-	-	John Elliot, Esq.	-	63
			House there	-	-	Wm. North (in trust)	-	ib.
_____, Westminster	-	-	Two houses there	-	-	Lord viscount Palmerston (in trust for the public)	-	62
Eagle-street	-	-	An old house there	-	-	Ann Pilton, widow	-	ib.
Eton	-	-	The Christopher inn, and divers parcels of land	-	-	Provost and fellows of Eton college	-	ib.
Great Tower-hill	-	-	House there	-	-	Wm. Cooper, esq. (in trust for the board of customs)	-	64
High Holborn	-	-	Various parcels of ground there	-	-	Wm. and Edw. Cleaver	-	66
Jernyn street	-	-	A house there	-	-	Joseph Walker	-	62
			Two houses there	-	-	Wm. — Farmer	-	64
			House there	-	-	John Oyfton	-	ib.
Low Layton, co. Essex	-	-	Wallwood house and some land	-	-	Rob. Williams, esq.	-	62
Market-street, St. James's	-	-	Eleven small houses in and near	-	-	Trustee of the rev. archdeacon Cambridge and his wife	-	64
			Two houses in and near	-	-	Mary Eliz. Lonsdale, widow	-	ib.
Marybone-street	-	-	Two houses there	-	-	Alex. Mackenzie	-	66
New-street, Spring Garden	-	-	House there	-	-	Peter Wm. Baker, esq.	-	62
			Do.	-	-	Jas. Macdonald, esq.	-	64
			Do.	-	-	Mrs. Eliz. Jones	-	66
Norris-street	-	-	Six houses there	-	-	T. Milbourn Banister, gent.	-	62
			Four houses there	-	-	Frances and Caroline Derby	-	64
Pall-Mall	-	-	Three houses there	-	-	Ed. Coxe, esq. and others	-	64
Piccadilly	-	-	Thirteen houses in and near	-	-	Sir Hen. Tichborne, bart.	-	62
			Two old houses there	-	-	Ann Pilton, widow	-	ib.
			Two houses, with buildings behind them	-	-	Eliz. Johnstone, sp <sup>r</sup> and Mary Darlot, widow	-	ib.
			Two houses, and a stable	-	-	Wm. — Farmer	-	64
			Ground there	-	-	Wm. Tyler	-	66
Privy Garden	-	-	House, offices, and ground	-	-	Sir J. T. Stanley, bart.	-	62
Red Lion yard; Cockspur-street	-	-	Coach-houses and stables there	-	-	Tho. Valance	-	64
Richmond	-	-	House, with offices, gardens, &c.	-	-	Whitshed Keene esq.	-	66
			Ground there	-	-	Eliza Pedley, sp <sup>r</sup>	-	ib.
St. James's Market	-	-	House there	-	-	Frances and Caroline Derby	-	64
St. James's Park	-	-	Ground, &c. there	-	-	Gen. Felix Buckley	-	62
Scotland Yard	-	-	House there	-	-	John Martin, esq.	-	64
Spring-garden-street	-	-	Three houses, &c.	-	-	Geo. Venables lord Vernon, and John earl Mayo (in trust)	-	ib.
			Two houses, garden, and offices, near	-	-	Trustees of the late earl of Berkeley	-	ib.
_____ terrace	-	-	Three houses there	-	-	Geo. Venables lord Vernon, and John earl Mayo (in trust)	-	ib.
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THE  
SECOND REPORT

OF THE  
COMMISSIONERS

OF

His Majesty's Woods, Forests, and Land Revenues;

IN OBEDIENCE TO THE ACTS OF

34 GEORGE III. CAP. 75. AND 50 GEORGE III. CAP. 65.

Dated 18th MARCH 1816.

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Ordered to be printed 26th March 1816.

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To the Right Honourable the Lords Spiritual and Temporal,  
in Parliament assembled.

THE SECOND REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues ; in Obedience to the Directions of an Act of Parliament, passed in the Thirty-fourth Year of His Majesty's Reign, intituled " An Act for the better Management of the " Land Revenue of the Crown, and for the Sale of Fee " Farm and other unimprovable Rents ;"—and of another Act, passed in the Fiftieth Year of His Majesty's Reign, intituled " An Act for uniting the Offices of Surveyor " General of the Land Revenues of the Crown, and " Surveyor General of His Majesty's Woods, Forests, " Parks, and Chafes."

IN compliance with the directions contained in the Acts 34th Geo. III. cap. 75. and 50 Geo. III. cap. 65. it is now become our duty to certify and report, the Proceedings which have taken place in the Management of the Land Revenue of the Crown, subsequent to our last Report, dated the 4th of June 1812. We propose on the present occasion, to follow a course similar to that which we then pursued, and which was adopted by the late Surveyor General of Crown Lands, Mr. Fordyce, in the four Reports which he made to His Majesty, and to Parliament, upon the same subject.

## PART I.

ADHERING, therefore, to that order of Statement, We begin this part of our Second Report, by inserting an Account of the LEASES of LAND ESTATES, which have received the Exchequer Seal since the date of our First Report.

DEPARTMENT  
OF LAND  
REVENUE.

Of these LEASES of Land Estates, the Particulars are given in a Schedule comprised in the Appendix, from which it appears, that, since that date, the Estates so granted are of the annual Value of £15,761. 10. 10 $\frac{3}{4}$ . as certified by Surveyors on oath ; that the clear yearly Rents reserved for the same, amount to £13,471. 8. 10. ; and that there was paid, in respect of Buildings comprised in one of those Estates, a Fine of £2,567. ; that the annual Value of the same Premises, by the latest preceding Surveys, or other Accounts, was £5,849. 8. 10 $\frac{1}{4}$ . ; the Rents reserved in the last Leases £943. 19. 4 $\frac{1}{4}$ . reduced by allowances, in respect of Land Tax, to about £755. 3. 5 $\frac{1}{4}$ . ; and that the Fines paid were £20,171. 9. 2.

Land Estates :  
New Leases  
granted.  
Appendix, No. 1.



Woodlands at  
Gillingham, County  
Kent, reserved for  
Naval Timber.

This Schedule contains a Lease of an Estate at Gillingham, in Kent, granted to Multon Lambard, Esq. and we think it right to notice, in regard to that Estate, that when we received the Surveyor's Report and Valuation, made by our direction, in consequence of the reference sent to us from the Treasury, on Mr. Lambard's application for the renewal of his Lease, we found that part of that Estate consisted of Woodlands, containing about 289 Acres, whereof much the greater portion was extremely well suited for the growth of Oak Timber, and the more fit to be appropriated to that purpose, from its lying within about three miles of the Dock Yard at Chatham: In furtherance, therefore, of the Plan before approved and acted upon, for the application of all such Lands belonging to the Crown, to the formation of Plantations for the supply of Timber for the Navy, we proposed to the Treasury, that these Lands should be reserved out of any Lease of this Estate, and be put under the management of this Board, in the Department of Woods and Forests. The Treasury approved of that proposal, and the Lands have been transferred to the superintendence of the Woods' Department, Mr. Lambard's interest therein, of about three years, under his former Lease, having been previously obtained by purchase. Copies of our Report to the Treasury, and of the Treasury Letter of approbation, are inserted in the Appendix.

Appendix, No. 2.

Of the Estates in Land, or Hereditaments, which had not been before in Lease, the particulars are also given. The annual Values amount to £506. 17. 6. and the fixed Rents reserved, to £226. 10.

The Property described in this Schedule includes two Estates, which may deserve particular notice, as being out of the ordinary course of proceeding:

Small Tithes and  
Patronage of Stoke-  
ferry recovered for  
the Crown.

First. The Small Tithes of the Parish of Stokeferry, in the County of Norfolk. These Small Tithes became vested in the Crown, by the surrender of the Priory of Shouldham, in the County aforesaid, on the 15th October, 30th Henry VIIIth; and no grant thereof having at any time been made, they were assumed to belong to the Perpetual Curacy of Stokeferry. The Patronage of this Curacy became also vested in the Crown, by the same surrender; but on the last two vacancies, had been exercised, without authority, by the family of Sir Charles Nightingale: However, after the death of the Reverend Richard Golding, the last Incumbent presented by that family, and before a new Presentation had been made, the Reverend Hardy Robinson, who had for many years served the Church as Under-Curate, disclosed, by Memorial to the Treasury, the interest which the Crown had in the said Church and Tithes; and though the present Sir Charles Nightingale, after that disclosure, of which he was apprised, did nominate to this living, yet he afterwards declined to defend his nomination; and the right of Patronage has since been established in the Crown, by a Judgment of the Court of Common Pleas, bearing date 28th November 1812.

In reward for this disclosure, a Lease of these Small Tithes, estimated to be of the yearly Value of about £250. has been granted for 31 years, to Mr. Robinson; appropriating, however, to the Incumbent of Stokeferry, one moiety of the net produce thereof, during the continuance of this Lease.

Lease taken of Try's  
Lodge and Lands,  
formerly held in  
right of Office.

The other Estate to which we refer, consists of a building called Try's Lodge, situated on the Great Common, within and belonging to the Crown's Manor of Chertsey, in the County of Surrey, and about 16 acres of Land, taken at different times from that Common, by the occupiers of the said House, and enjoyed therewith. About 50 years ago, when the late Earl of Onslow was appointed Out-Ranger of Windsor Forest, this House was a Cottage, inhabited by a Keeper or Labourer, named Try, employed in the Department of that Officer. His Lordship, liking the situation of this Cottage, was induced to lay out a considerable sum in repairs and improvements to the Premises, so as to convert them into a place suitable for the occasional residence



residence of parts of his own family. In 1812, Lord Cranley (the present Earl of Onslow) having then succeeded to the Out-Rangership, under an appointment, by Letters Patent, dated 19th February 1793, and being desirous of making additional Improvements to the House and Out-buildings, he proposed to surrender the Interest which he had in the Premises, in virtue of his Office of Out-Ranger, and to take a Lease of the Estate for 31 years, at such Rent as it should be certified, by a Surveyor for the Crown, to be worth, deducting therefrom the value of his said Interest. It appearing to this Board to be more for the Crown's advantage, that the Premises should be held under Lease, at an adequate Rent, for a term of years, than continue to be held as an Appendage to the said Office of Out-Ranger, and that it was reasonable that a sufficient compensation should be made for the Sums expended by the Earl of Onslow's Family, the Lease has been granted, of which the particulars are stated in the Schedule. The reversionary Interest of the Crown in this Estate has since been sold, with an adjoining allotment of Waste Land, to Major General Herbert Taylor, for £3,457.; as stated in the Appendix, No. 7.

The Particulars of the New Leases of HOUSES, also given in a Schedule in the Appendix, show that the yearly Value of the Premises, as estimated by Surveyors on oath, was £8,424. 10. 4.; the clear yearly Rents reserved £6,260. 17. 4.; and the Fines paid £20,391. 0. 0. That the yearly Value of the same Premises, by the latest Surveys, &c. was £6,762. 10. 8½. the Rents reserved in the last Leases £998. 13. 7¾. reduced by Allowances for Land Tax, to about £798. 18. 11.; and the Fines paid £7,655. 7. 9¾.

Houses :  
New Leases  
granted.  
Appendix, No. 3.

The same Schedule shows, that the annual Value of Ground and Buildings, which had not been before in Lease, but of which Leases have been granted, is £210. and the Rents reserved £140. part of these Premises was before held, under a Sign Manual Warrant, during His Majesty's Pleasure; the yearly Value of that part, at the time of granting the Warrant was, £15. and the Rent thereby reserved was £5. reduced by an allowance of Land Tax to £4.

Leases are now in course of passing, under the authority of Warrants from the Treasury, of several Estates, both in Land and Houses, of which the particulars are also given in Schedules hereto annexed.

Leases agreed for  
under Treasury  
Warrants :

The yearly Value of the Land Estates, for which Leases are now in the course of passing, is £9,497. 19. 3. and the clear yearly Rents to be reserved £8,366. The yearly Value of the same Premises, by the latest Surveys, &c. was £3,329. 0. 2½.; the Rents reserved in the last Leases £690. 1. 9. reduced by the Land Tax to £552. 1. 5; and the Fines paid £11,844. 7. 7.

Of Land Estates.  
Appendix, No. 4.

The Property of the Second Class, in this Schedule, consists of Mines and Quarries, the annual Value of the chief Part of which cannot be easily ascertained; but the fixed Rents to be reserved are stated, and amount to £29.

The yearly value of the Houses about to be demised, and which have been before in Lease, is £4,484. 11. 5.; the clear yearly Rents to be reserved £3,149. 10. 9½. and the Fines to be paid £11,295. The yearly Value of the same Premises, by the latest Surveys, &c. was £2,184. 17. 9.; the Rents reserved in the last Leases £267. 19. 1. reduced by the Land Tax to about £214. 7. 3½.; and the Fines paid £1,636. 15. 0.; and the yearly Value of the Premises, which have not been before in Lease, is £90. 7. 6.; and the Rents to be reserved for the same £90. 7. 6. For a part of these Premises an acknowledgement of £2. 2. 0. per annum was before paid.

Of Houses.  
Appendix, No. 5.

A few Houses, which occupy Ground that will be wanted for the purposes of public Improvements now in Contemplation, have been let to Tenants at will, for the best Rents which, under the circumstances of the tenure, could be obtained for them.

Houses let to  
Tenants at Will.



Leases for which  
Terms have been  
proposed:

Terms for new Leases, founded on Valuations on oath, and subject to the approbation of the Treasury, have been proposed to various persons, whose applications for such Leases have been referred to us from the Treasury.

Of Land Estates.

The annual Value of the Land Estates, of which the Leases have been thus proposed, is £2,915. 10. 5. and the clear Rents to be reserved £3,569. 1. 1. The annual Value of the same Estates, by the latest Surveys, &c. was £1,278. 6. 9.; the Rents reserved in the last Leases £208. 7. 8. reduced, by the Land Tax, to about £166. 14. 2.; and the Fines paid £5,374. 8. 2.

Of Houses.

And the annual Value of the Houses is £4,761. 7. 3. the clear Rents to be reserved £3,162. 6. 6.; and the Fines to be paid for the new Leases £13,102. 6. 0. the annual Value of the same Premises, by the latest Surveys, &c. was £1,830. 1. 7.; the Rents reserved in the last Leases £220. 12. 5. reduced, by Land Tax, to about £176. 9. 11.; and the Fines paid £1,101. 0. 9.

First  
Triennial Report of  
the Commissioners  
of Woods, &c.  
small edit. p. 28.  
large edit. p. 23.

In our First Report to the Legislature, we stated, that Treaties were pending with the Marquis of Exeter and the Earl of Upper Offory, for the sale to them, respectively, under special Acts of Parliament, of the remaining Interests of the Crown in the several Districts, in which they hold, in perpetuity, Offices and Rights, in Rockingham Forest.

Grants in  
Perpetuity.  
Appendix, No. 6.

These Treaties have terminated in the settlement of a Price to be paid for, and consequent Grants, under the Great Seal, of those remaining Interests of the Crown; and we have inserted in the Appendix, a Schedule of the particulars of those Grants.

Of Districts in  
Rockingham  
Forest, to the Mar-  
quis of Exeter, and  
the Earl of Upper  
Offory.

The Considerations paid for them, were, by Lord Exeter, £1,556. 4. 2. and by Lord Offory, £1,968. 10. 1. Monies arising from Sales of this description having been appropriated by the Act 52 Geo. III. cap. 161. to the Purchase of Lands, or Rights to or over Lands, fit and proper for the growth and cultivation of Wood and Timber for the use of the Navy; those Sums have been placed in the Bank of England, to the Account called "The Woods and Forests Fund," raised under the Act 50 Geo. III. cap. 65. for that purpose.

Of Estates in  
Surrey, to His  
Royal Highness  
the Duke of York.

The same Schedule contains the particulars of a Grant, under the Great Seal, made under the special Act 44 Geo. III. cap. 25. to His Royal Highness the Duke of York, of certain Manors, Messuages, Lands, and Hereditaments in Byfleet, Weybridge, Walton, Walton-Leigh, and Chertsey, in the County of Surrey. The whole Sum paid for this Grant, by His Royal Highness, was £85,135. 5. 9. and has, under the authority of the Act 54 Geo. III. cap. 70. been appropriated to the purposes of the Act 53 Geo. III. cap. 121. for making a new Street from Mary-le-bone Park to Charing Cross.

Of Ground to the  
Vestrymen of  
St. Mary-le-bone.

A Grant, in perpetuity, has been made, under the authority of the Act 52 Geo. III. cap. 161. by Treasury Warrant dated 22d October 1812, to the Vestrymen of the Parish of Saint Mary-le-bone, in the County of Middlesex, of a triangular Slip or Piece of Ground, containing 16 Perches, on the South Side of the New Road leading from Paddington to Islington, in the said County, for a curtilage or access to a Building (then) intended to be erected, on Ground contiguous to the said Slip, wherein the Liturgy and Rites of the United Church of England and Ireland are to be used and observed. The value of the Ground was estimated at £304. but no consideration was required for this Grant.

SALES  
of  
Fee Farm Rents.  
Appendix, No. 7.

A Schedule is also inserted in the Appendix of the Fee Farm and other unimprovable Rents sold since the date of our last Report. The net amount of these Rents is £69. 12. 0½. the Purchase Money paid for the same £1,812. 12. 0. whereof the Sum of £791. 12. 6. has, under the said Act 54 Geo. III. cap. 70. been appropriated to the said New Street. With the remainder, being £1,020. 19. 6. there has been purchased the Sum of £1,581. 4. 6. Three per Cent. Consolidated Bank Annuities; which Stock, with the Sum of £19,714. 2. 6. stated in our First Report, forms the amount of £21,295. 7. 0. purchased since the passing of the Act

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large edit. page 5.



34 Geo. III. cap. 75. and this latter Sum, added to the Stock purchased by the Parliamentary Commissioners, makes a total of £127,065. 5. 3. purchased in the name of the Lord High Treasurer of England, with the produce of the Sales of these Rents.

Stock purchased with the Produce of such Sales.

Other Sums of Stock have been purchased, in the name of the Lord High Treasurer, with Monies arising from the following sources :

An Act was passed in the year 1807, intituled " An Act for confirming Articles of Agreement, for an Exchange of Lands, between His Majesty and David Jebb, Esq. in the Parish of Egham, in the County of Surrey," and the Sum ascertained to be payable by Mr. Jebb, for equality of Exchange, under that Act, was £590 7 7

Exchange with David Jebb, Esq.

To which was added, Interest from the 6th January 1805 to 30th June 1813 - - } £200 7 7 }  
Deducting, in respect of Property Duty - - } 18 16 11 }

Making a Total of - 771 18 3

Which Sum, having been paid by Mr. Jebb, was laid out by us in the purchase of £1,363. 4. 0. Three per Cent. Consols.

And, under the Act 48 Geo. III. cap. 73. one Copyhold or Customary Estate, appertaining to the Crown's Manor of Chertsey Beomond, in the County of Surrey, has been enfranchised. This Copyhold, belonging to Lord Petre, consisted of the Messuage or Tenement called Woburne, and divers parcels of Land, containing together about 47 Acres, with the Fines certain, Quit Rents, Heriots, Reliefs, &c. payable in respect thereof. The net Quit Rent was £2. 16. 3. per annum, and the consideration paid for the Enfranchisement, under a Contract dated 31st July 1813, was £526. which was laid out by us in the purchase of £906. 17. 10. Three per Cent. Consols.

Enfranchisement of a Copyhold Estate.

In our First Report, we shewed, that the amount of Three per Cent. Consols. then standing in the Name of the Lord High Treasurer of England, was - - - - - £165,687 19 8

To which has since been added,

The Stock purchased with the produce of the Sales of Fee Farm

Rents - - - - - 1,581 4 6

The Stock purchased with the Money paid by Mr. Jebb, for equality of Exchange - - - - - 1,363 4 0

The Stock purchased with the Money paid by Lord Petre, for the Enfranchisement of his Copyhold Estate - - - - - 906 17 10

Forming a Total of - 169,539 6 0

From this Sum is to be deducted,

The Stock purchased with the Consideration Money paid by Lord Westmorland, for the Grant of the Estate and Interest of the Crown in his Lordship's District in Rockingham Forest, as stated in our First Report; which Stock was, by the said Act 52 Geo. III. cap. 161. authorized to be sold, and the produce thereof to be applied to the purchase of Lands, or Rights to or over Lands, for the growth of Timber for the Navy, amounting to - - - - - 17,867 0 8

Which leaves a Residue of - 151,672 5 4

First Triennial Report of the Commissioners of Woods, &c. small edit. p. 8. large edit. p. 7. Three per cent. Consols. purchased.

First Triennial Report of the Commissioners of Woods, &c. small edit. p. 6. large edit. p. 5.

That Residue has, under the authority of the said Act, 54 Geo. III. cap. 70. been transferred to the Commissioners for executing the said Act, 53 Geo. III. cap. 121. for making a new Street from Mary-le-bone Park to Charing Cross, to be by them applied to the purposes of the last-mentioned Act.

Residue transferred to the New Street Commissioners.

Further



SALES  
in Perpetuity ;

Further Sales of Property of the Crown have been made, under the authorities herein-after cited ; viz.

Of Land in Mary-le-bone Park, to the Regent's Canal Company.

Under the special power, in the Act 52 Geo. III. cap. 195. there has been sold, to the Company of Proprietors of the Regent's Canal, a Parcel of Land, part of Mary-le-bone Park, containing 6 A. 2 R.  $3\frac{1}{4}$  P. being the site of the bed and towing-path of such part of the Regent's Canal as passes through the said Park ; the Contract of Sale is dated 24th February 1813, and the Consideration Money paid was £2,347. 17. 6. which was laid out by us, as directed by the said Act, in the purchase of £3,979. 9. 0. Three per Cent. Consols, in the name of the Commissioners of His Majesty's Treasury.

Of Lands, &c. to divers Purchasers. Appendix, No. 8.

And, under the Acts 48 Geo. III. cap. 73. and 54 Geo. III. cap. 70. various Sales have been made of Property, of which a Schedule of Particulars is inserted in the Appendix, shewing that the annual Values, as estimated on oath, &c. were £1,673. 3.  $1\frac{3}{4}$ . and the Consideration Money paid for the same, £39,767. 14. 3. and also shewing, that the annual Values, by the latest preceding Surveys, &c. were £387. 18. 6. the Rents reserved for the same, by former Leases, £188. 16. 11. reduced by Land Tax to about £151. 1.  $6\frac{1}{4}$ . and the Fines paid for the same £839. 14. 1. which Consideration Money has been disposed of as follows ; viz.

Appropriation of the Produce of such Sales.

Laid out by us in the purchase of	31,261	6	5	Three per Cent. Consolidated Annuities	-	-	£18,288	12	0
And in the purchase of	16,090	0	11	Three per Cent. Reduced Annuities	-	-	9,750	10	0
Together	£47,351	7	4	Stock.					

Placed to the Account called "The Woods and Forests Fund," in the Bank of England, under the said Act, 52 Geo. III. cap. 161	3,457	0	0
Placed to the Account called "The Navy Timber Nursery Fund," also there, under the said Act, 54 Geo. III. cap. 70	7,921	12	3
Placed to the Account called "The New Street Account," also there, under the last-mentioned Act	350	0	0
Total	£39,767	14	3

First Triennial Report of the Commissioners of Woods, &c. small edit. p. 9. large edit. p. 7.

We stated, in our First Report, the whole amount of Consolidated Stock, purchased in the name of the Commissioners of His Majesty's Treasury, to be £347,525 6 7

To which are to be added,

The Sum aforeaid, arising from the Sale to the Regent's Canal

Company	3,979	9	0
And the Sum arising from the Sales under the 48th and 54th of the King, as aforeaid	31,261	6	5

Forming a Total of - £382,766 2 0

From which is to be deducted,

The Sum transferred to the Commissioners for the Reduction of the National Debt, in consideration of the Redemption of Land Tax charged on Property belonging to the Crown, according to the particulars stated in a Schedule in the Appendix, being	82,274	4	10
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Which leaves a Residue of - £300,491 17 2

And there are to be also deducted the further Sums of £36,390. 13. 5. and £5,085. 11. 11. which have, under the authority of the said Act, 54 Geo. III. cap. 70. been transferred to the Commissioners for executing the New Street Act ; together	41,476	5	4
--	--------	---	---

And there remains the Sum of - £259,015 11 10  
Three

Land Tax Redeemed. Appendix, No. 9.



Three per Cent. Consolidated Annuities, now standing in the name of the Commissioners of His Majesty's Treasury, the Dividends of which, amounting to £7,770. 9. 4. per annum, are also, by the said Act, 54 Geo. III. cap. 70. appropriated to the purposes of the said New Street Act, except such Sums as shall be paid thereout, in pursuance of any Warrant from the Lord High Treasurer, or the Commissioners of His Majesty's Treasury, for the Time being. This Stock forms the Fund raised, under the Land Tax Redemption and other Acts of Parliament, for the sole purpose of redeeming Land Tax charged on the Land Revenue, when the unredeemed portions of that Land Tax shall be ascertained, as the Leases come in course of renewal.

Consols standing in the Name of the Commissioners of the Treasury.

We also stated the whole amount of Three per Cent. Reduced Annuities, purchased in the name of the said Commissioners of His Majesty's Treasury, to be - - - - - £45,343 10 4

Three per Cent. Reduced Annuities purchased.

To which is to be added,

The Sum aforesaid, arising from Sales under the 48th and 54th of the King, being - - - - - 16,090 0 11

Forming a Total of - £61,433 11 3

From which is to be deducted, the Sum transferred to the Commissioners for the Reduction of the National Debt, in consideration of the Redemption of Land Tax charged on Property belonging to the Crown, according to the Particulars stated in the said Schedule in the Appendix, being -

5,085 11 11

Land Tax Redeemed. Appendix, No. 9.

Which leaves a Residue of - £56,347 19 4

Which Sum has, under the authority of the said Act of the 54th of the King, been transferred to the Commissioners for executing the New Street Act.

Residue transferred to the New Street Commissioners.

Under the special power in the Act, 55 Geo. III. cap. 55. a Mansion House, Farm, Cottage, Lands, and Hereditaments, at Thornhill, in the Parish of Stallbridge, in the County of Dorset, have been sold to John Cree (late John M'Mahon) Esq. The Contract of Sale is dated 16th November 1815, and the Consideration Money, amounting to £1,044. 4. was, pursuant to that Act, paid into the Bank of England to "The New Street Account" before mentioned. This Estate became forfeited to the Crown during the natural life of Caroline Matilda Elphinston, an Alien; and a Lease of it was, on the 11th of June 1800, granted to James Archdekin, Esq. (in trust for Mr. M'Mahon) for a term of 99 years, if Mrs. Elphinston should so long live, at the yearly Rent of £101. 13. 4. being one-third of the yearly Value only, in reward for the discovery of the forfeiture; so that the Crown's Interest in this Estate was confined to the said Rent Charge of £101. 13. 4. during the Life aforesaid.

SALE of Thornhill Estate, County of Dorset, to John Cree, Esq.

The Payments which have been made to the Fund for the purchase of Lands, or Rights to or over Lands, fit and proper for the growth and cultivation of Wood and Timber for the use of the Navy, as before detailed, are as follows;—viz.

Payments towards the Purchase of Land, for Navy Timber Nurseries.

	£	s.	d.
Page 5. Consideration Money paid by Lord Exeter - - -	1,556	4	2
- - - Do. - - - paid by Lord Ossory - - -	1,968	10	1
Page 6. Stock purchased with the Consideration Money } paid by Lord Westmorland £17,867. 0. 8. } and which produced, on Sale, the net sum of }	10,652	2	6
Page 7. Part of the produce of Sales of Crown Lands, &c. }	3,457	0	0
	7,921	12	3
Total - - -	£25,555	9	0



Payments towards  
the purposes of the  
New Street Act.

And the Payments to the Fund for the purposes of executing the Act 53 Geo. III. cap. 121. for making a New Street from Mary-le-Bone Park to Charing Cross, before detailed, are as follows;—viz.

### IN MONEY:

Page 5.	Confideration Money paid by His Royal Highness the Duke of York	£	s.	d.
	- - -	85,135	5	9
Page 6.	Part of the produce of the Sales of Fee Farm Rents	791	12	6
Page 7.	Part of the Produce of Sales of Crown Lands, &c.	350	0	0
Page 8.	Confideration Money paid by John Cree, Esq.	1,044	4	0
TOTAL		87,321	2	3

### IN STOCK:—CONSOLS;

Page 6.	Stock heretofore standing in the name of the Lord High Treasurer	151,672	5	4
Page 7.	Stock heretofore standing in the name of the Commissioners of the Treasury	41,476	5	4
TOTAL of Three per Cent. Consols transferred into the name of the New Street Commissioners		£ 193,148	10	8
The annual Dividend whereof is		5,794	9	0

### REDUCED;

Page 8.	Stock in the Three per Cent. Reduced Annuities, heretofore standing in the name of the Commissioners of the Treasury, and transferred into the name of the New Street Commissioners	56,347	19	4
The annual Dividend whereof is		1,690	8	8



ABSTRACT.

Annual Values, per Surveys on Oath.	Annual Rents for new Leafes or Grants, and Dividends of Stock arising from Sales or Grants of Land Revenue.	Fines for New Leafes.		Annual Values, per former Surveys, &c.	Annual Rents reserved in last Leafes, deducting Allowances for Land Tax.	Fines for last Leafes.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
70,635 6 10 $\frac{1}{2}$	56,749 6 10 $\frac{1}{2}$	68,507 — —	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment had been completed, according to our First Report — — }	31,913 — 10 $\frac{1}{8}$	4,134 15 10	51,786 7 1
15,761 10 10 $\frac{1}{4}$	13,471 8 10	2,567 — —	Clafs 1. } Leafes of Land Estates granted Clafs 2. } since the making of that Re- port — — — — }	5,849 8 10 $\frac{1}{4}$	755 3 5 $\frac{3}{4}$	20,171 9 2
506 17 6	226 10 —	— — —		—	—	—
8,424 10 4	6,260 17 4	20,391 — —	Clafs 1. } Leafes of Houses granted since Clafs 2. } the making of that Report — — }	6,762 10 8 $\frac{1}{2}$	798 18 11	7,655 7 9 $\frac{3}{4}$
210 — —	140 — —	— — —		15 — —	4 — —	—
95,538 5 7 $\frac{1}{4}$	76,848 3 — $\frac{1}{2}$	91,465 — —	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment have been completed — — }	44,540 — 4 $\frac{7}{8}$	5,692 18 2 $\frac{3}{4}$	79,613 4 — $\frac{3}{4}$
9,497 19 3	8,366 — —	— — —	Clafs 1. } Leafes of Land Estates agreed for Clafs 2. } — — — — }	3,329 — 2 $\frac{1}{2}$	552 1 5	11,844 7 7
20 — —	29 — —	— — —		—	—	—
4,484 11 5	3,149 10 9 $\frac{1}{2}$	11,295 — —	Clafs 1. } Leafes of Houses, &c. agreed for Clafs 2. } — — — — }	2,184 17 9	214 7 3 $\frac{1}{2}$	1,636 15 —
90 7 6	90 7 6	— — —		— — —	2 2 —	—
2,915 10 5	3,569 1 1	— — —	Leafes of Lands proposed — —	1,278 6 9	166 14 2	5,374 8 2
4,761 7 3	3,162 6 6	13,102 6 —	Do. of Houses — — —	1,830 1 7	176 9 11	1,101 — 9
117,308 1 5 $\frac{1}{4}$	95,214 8 11	115,862 6 —		£ 53,162 6 8 $\frac{3}{8}$	6,804 13 — $\frac{1}{4}$	99,569 15 6 $\frac{1}{4}$
			Deduct, { £ 2,620 15 11 the Dividends on the Stock transferred for the Land Tax redeemed. 5,794 9 — the Dividends of the Stock appropriated to the purposes of executing the 1,690 8 8 — New Street Act.			
	10,105 13 7	— — —				
	85,108 15 4	— — —				
53,162 6 8 $\frac{3}{8}$	6,804 13 — $\frac{1}{4}$	99,569 15 6 $\frac{3}{4}$	Deduct the Totals of the opposite Columns.			
64,145 14 8 $\frac{7}{8}$	78,304 2 3 $\frac{3}{4}$	16,292 10 5 $\frac{1}{4}$	{ Total of INCREASE, in Annual Values, Rents, and Dividends, and in Fines, exclusive of the Profits arising from Shares of Mines, and from other Property of uncertain Produce.			

This ABSTRACT shows, that the actual Augmentation of the Land Revenue, which has arisen, from the Part of the Property of the Crown let or disposed of, under the new system of management, is, in Rents and Dividends £78,304. 2. 3 $\frac{3}{4}$ . per annum, and in Fines £16,292. 10. 5 $\frac{1}{4}$ . besides what may have arisen from Mineral and other Property of uncertain produce.

This Augmentation is also exclusive of the sums of £25,555. 9. 0. and £87,321. 2. 3. in money; and £193,148. 10. 8. and £56,347. 19. 4. in Three per Cent. Stock; which, under the several Acts and Authorities specified in this Report, have been applied to purposes of public improvement; which, although unproductive of any income at this moment, are likely, we trust, to afford hereafter a considerable permanent addition to the Revenue of the Crown Estates.

The annual Profits from Sales of Fee Farm Rents, made by the late Commissioners of the Land Revenue, by the late Surveyor General, and by us, up to the time of making our First Report, was, as therein stated, £452. 14. 1 $\frac{1}{2}$ . and from that time to the present, £17. 8. 3. has been added thereto; making in all £470. 2. 4 $\frac{1}{2}$ .

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Triennial Report of  
the Commissioners  
of Woods, &c.  
small edit. p. 10.  
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For



Appendix,  
Nos. 10, 11, & 12.

For the purpose of showing the exact annual amount of the fixed Rents of the Land Revenue in charge before the Auditors, and actually in receipt, we called on those Officers to furnish us with Particulars thereof, arranged under the several heads herein-after specified, to the latest period to which the Accounts of the several Receivers had been made up; which period we find to be Michaelmas 1814. Of these Particulars, Copies are inserted in the Appendix; and from them it will be seen, that the annual amount of those Rents, at that Period, were as follows;—viz.

		£ s. d.			Gross Annual Amount.
					£ s. d.
ENGLAND.	Leasehold Rents - Answered by the Receivers, as having been received for the Year ending at Michaelmas 1814	57,153 17 4½			61,957 7 1
	In Arrear	4,803 9 8½			
	Fee Farm Rents - Answered by the Receivers, as having been received for the Year ending at Michaelmas 1814	2,822 14 11¼			
	In Arrear, not exceeding Five Years	65 8 3¼			
	In Arrear, beyond Five Years	116 7 4½			
Total in England		- - £			3,004 10 7
					64,961 17 8
WALES.	Leasehold Rents - Answered by the Receivers, as having been received	675 11 2			-
	In Arrear	41 10 0			
	Fee Farm Rents - Answered by the Receivers, as having been received	3,242 18 11			
	In Arrear, not exceeding Five Years	364 10 8½			
	In Arrear, beyond 5 Years	1,750 — 2½			
		5,357 9 10			6,074 11 —
Total in Wales		- - £			
Total in England and Wales		- £			71,036 8 8

IN regard to Profits of Mines and Quarries, we find, upon enquiry at the Offices of the Auditors, that one Sum only, as arising from such Property, was accounted for in the Year ending at Michaelmas 1814; namely, the gross sum of £174. 6. 9. being the Crown's share of the produce of a Mine, called Wain Trelogan, in Flintshire; but that, under the description of Mesne Profits for that Year, of Lands out of Lease in Rosedale, in the County of York, a Sum of £410. 11. 0. was also accounted for; which Lands are to be held at will, under yearly Rents, amounting to that Sum, until after Michaelmas next, when the Residue of the Crown's Estate in Rosedale will become out of Lease, and a new and improved arrangement of Farms is to be made, previously to the granting of new Leases of them. In the preceding year, however, ending at Michaelmas 1813, the following Sums were accounted for, as the Crown's Share of the Profits of Mines and Quarries; viz. the Sum of £2,600. 16. 2. arising from Lead Mines in Grinton, Whitafide, and Harkafide, in Richmond, in the County of York, from the 23d July 1804, to the 10th October 1812, being on the average, about £325. a Year; and the Sum of £130. 2. 5. arising in that Year from Slate Quarries in Carnarvonshire.



WE now proceed to mention some other matters, which appear proper to be stated in this Report.

The Plan which we had proposed at the period of our last Report, for the improvement of Whitehall Place, having been approved by the Treasury, some progress has been already made towards carrying it into execution.

The Plot of Ground adjoining to this Office has been let at a Ground Rent of £184. 14. Three Houses of the First Class are built upon it, in a style of elevation corresponding with that which had previously been adopted for this site, and Two more are building, in continuation of the North side of the Street. The Plan being to continue the Street to the River, and to widen it to the breadth of fifty feet, it may be expected, from the advantages of local situation, and other alterations in the neighbourhood, now in contemplation, that this Street, when completed, will not only materially add to the accommodation, and improve the general appearance of Whitehall and its vicinity, but, by offering the means of a desirable residence for Members of either House of Parliament, or for Persons connected with the Public Offices, or the Courts of Justice in Westminster Hall, afford a valuable addition to the present Rental of the Crown Estate.

Several Buildings of an inferior description, which, in the further progress of this Plan, it will be necessary to remove, in order to obtain the ground they occupy, are held under Leases from the Crown. These Leases may be an obstacle, for some years, to its final completion, unless the Surrender of their several Terms can be obtained from the respective Lessees, on fair and reasonable conditions; but there is other Ground, forming part of the site of the antient Palace of Whitehall, and not under Lease, which may immediately be made available, without much difficulty, for the purposes of improvement, connected with this Plan. We hope to be enabled, in the course of a short time, to submit to the Lords Commissioners of the Treasury, a further Report on this subject; and, if our suggestions should receive the approbation of their Lordships, a considerable progress may be made, in furtherance of the general arrangement, without waiting for the expiration or surrender of the existing Leases before-mentioned.

The negotiation with Mr. Holloway, for the projected alteration of the Opera House, which had been suspended at the period of our last Report, has been since renewed with him; and the terms of a new Lease of the several Plots of Ground upon which that Building stands, having been adjusted, he is now proceeding in the execution of the Works, which he has engaged to perform.

The old Houses encroaching upon the eastern entrance of Pall Mall have been removed, and an Architectural South Front to the Opera House, with ornamental Colonnades, is erecting on a line with the rest of that Street. The same design of elevation is to be extended along the East front, which faces the Haymarket, and the North front, which will form a part of the new opening into Charles Street.

It is intended that the North and South Fronts should comprise some private Dwelling Houses, with Shops under the Colonnades, but that the whole should be erected with a unity of design, which will give it the appearance of a single Building, and with a degree of ornament which, it is hoped, may add to the embellishment of this part of the Metropolis.

WHITEHALL  
PLACE.  
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the Commissioners  
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OPERA HOUSE.  
First  
Triennial Report of  
the Commissioners  
of Woods, &c.  
small edit. p. 17.  
large edit. p. 14.

IT may be proper to mention an Alteration which has been made in one of the Covenants in Crown Leases, stated in our last Report to have been sanctioned by the Treasury, by substituting a power of Re-entry upon the Premises, in case of the non-fulfilment

Alteration in  
Covenants inserted  
in Crown Leases.



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Triennial Report of  
the Commissioners  
of Woods, &c.  
small edit. p. 19, 20.  
large edit. p. 16.

fulfilment of the other covenants, instead of making the Lease absolutely void, by the breach of any of them; it having been found more convenient to the Lessees, and equally safe to the Crown, to reserve the right of exercising such a power at its discretion, rather than to vitiate or determine the Lease at once, by any act of non-compliance with the covenants on the part of the Tenant, however inadvertently done, or however disproportionate in its bad effects upon the Estate, to so serious and summary a penalty.

Appendix, No. 13.

We annex, in the Appendix, our Report to the Lords Commissioners of the Treasury upon this subject, together with their Minute approving of our suggestion.

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Valuations for new  
Leases of Houses,  
Appendix, No. 14.

WE think it right to insert, in the Appendix, a Correspondence which took place, in the course of last year, with Messrs. Leverton and Chawner, the Architects for the Land Revenue Department, and subsequently with the Lords of the Treasury, relative to the manner of valuing the House Property belonging to His Majesty in London, upon the renewal of Leases.

34 Geo. III. cap. 75.

It will be seen by this Correspondence, that the change which was contemplated in the management of the Landed Property of the Crown, by the Act of 1794, could not, on account of the various difficulties which were opposed to it, be at once fully effected in that branch of the Revenue derived from Houses in London; but that the progress made in the new System, during the period which has since elapsed, will now enable His Majesty's Government to fulfil the intentions of the Legislature in this respect, by placing the Property of the Crown, as well in Houses as in Land, upon the same footing with that of a private individual, excepting only the advantage given to the old Tenants, upon a renewal of their Leases, by deducting 5 per cent. from the estimated Value of the new Rents charged upon them.

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Regulation for Re-  
newal of Leases.

ANOTHER Regulation has been made with respect to the renewal of Crown Leases, which we think it necessary to notice.

Much inconvenience had been found to arise, in many instances, from allowing Leases to expire, and the Lessees to hold over, at the old Rent, without our having any other means of knowing the state of the Property, than its being brought before us, by an application for a renewal of the Lease. No periodical inspection of the Land Estates of the Crown, or check upon the management being established, many years have sometimes elapsed before some accidental circumstance has brought it to the knowledge of this Office that a Lease had expired; and in former periods, cases, we have reason to apprehend have occurred, in which Property has been in this manner totally lost to the Crown. In order to apply as effectual a remedy to this evil, as the present system of management would permit, we proposed to the Lords of the Treasury, to authorize us to make it known, that unless application was made for the renewal of a lease within a certain period of its expiration, the Lessees would no longer be considered as entitled to a preference in the renewal, or to the benefit of a deduction of 5 per cent. from the Rent estimated, according to the annual Value sworn to by our Surveyor.

Appendix, No. 15.

We annex in the Appendix, a Copy of our Report upon this subject, and of the Minute of the Treasury Board approving of our suggestion. Although its adoption will, in some degree, prevent the inconvenience we have stated, yet we cannot but anticipate with satisfaction, a more certain and efficient remedy for that evil, in the provisions of the Bill now before Parliament, for regulating the receipt of His Majesty's Land Revenue, and the annual inspection of all the Property from which that Revenue is derived.

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IN consequence of the depreciation which has taken place in the annual Value of Landed Property, and of the present pressure on the occupiers of arable Farms in particular, two instances have recently occurred, at the expiration of Leases of Crown Estates, of the Tenants declining to renew them upon the terms which we were advised to propose; and we have hitherto been unsuccessful in our endeavours to let the Estates in question advantageously to other persons.

Leases not renewed.

The first difficulty of this sort, which we experienced, was with respect to the Estate and Manor of Hampton-in-Arden, in the County of Warwick. This property having been let to Lord Calthorpe, for a term which expired on the 20th November 1814, an application had been made to us, by his Lordship, in the year 1810, for a new Lease thereof. We directed a survey and valuation to be made, and proposed terms to Lord Calthorpe founded upon such valuation, but he declined to accept them. We then offered this Property, on terms founded upon the same valuation, to the Earl of Aylesford, who had applied for a Lease of it, in case of its being relinquished by the former Tenant; but Lord Aylesford also declined it. In this situation of things, and after the former Lease had actually expired, Mr. James Weale having stated to us his readiness to accept a Lease upon the terms which had been thus rejected by the former Lessee and Lord Aylesford, we recommended it to the Treasury to grant a Warrant for giving effect to this offer; but circumstances having since occurred to induce Mr. Weale to petition for a Reduction of the Rent which he had agreed to give, we have thought it right to suspend the execution of the Lease, until we shall be enabled to obtain the decision of the Lords Commissioners of the Treasury, on the representations which we have recently received from Mr. Weale.

Manor of Hampton in Arden, County of Warwick.

The other case to which we have referred, is that of an Estate in Braydon Forest, in the County of Wilts, held for a long series of years, by the respective Families of Mrs. Katherine Nott, and Mr. William Maskelyne.

Estate in Braydon Forest, County of Wilts.

The Leases expired at Michaelmas last, and both those Tenants have felt it necessary to decline accepting a renewal, upon the terms which our Surveyor, in his valuation, certified to be a proper Rent for this Property.

We have since offered it upon those terms, but without success, to two different Parties, possessing Estates in the immediate neighbourhood, and who had respectively signified to us their desire to become the Tenants of this Estate. It is, consequently, held over, until we shall be enabled to make a more suitable arrangement, either by directing a fresh Survey of the Estate, with a view to some reduction in the proposed new Rent, or by such a change in the circumstances of the times, as may bring the value of Landed Property nearer to the Estimate on which the present Report of our Surveyor appears to have been formed.

The same depreciation has induced us to suspend for the present, any proceedings with respect to several other cases, which have come before us, of applications for renewal of Leases which have not yet expired, the consideration of which may, therefore be deferred for a short time, without any disadvantage or inconvenience.

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THE Lords Commissioners of the Treasury having signified to us the pleasure of His Royal Highness The Prince Regent, that the ancient Palace at Newmarket should be no longer upheld as a Royal Palace, but that it should be disposed of, in the manner that may be considered to be most beneficial; and their Lordships having, at the same time, called upon the Surveyor General of Works, to give the necessary orders for transferring to us the Buildings and Premises appertaining to that Palace, in the charge of the officers of his department, for the purpose of their being appropriated, in conformity to His Royal Highness's commands;—

Antient Palace at Newmarket.

We



We have instructed one of our Architects to survey those Buildings, and when we shall have received his Report of their actual state and condition, and the circumstances attending them, we shall be enabled to state our opinion in what manner, either by sale or lease, it may be most advantageous for the Crown to dispose of this property.

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Light Houses at  
Harwich.

IT is proper in this place to mention an arrangement which, though not in the ordinary nature of the business of this department, yet comes under our superintendence, as belonging to a branch of His Majesty's Land Revenue. A Lease having been granted, in the year 1717, to the family of Major General Rebow, of the Light-Houses at Harwich, which will expire at Christmas 1817, we thought it right, upon an application being made by the Major General for a renewal of his Lease, to propose the adoption of an improvement, which is represented to be both practicable and necessary, in the Buildings containing those Lights, and in the method of exhibiting them.

We instructed Mr. Rennie, an experienced engineer, to survey the Premises, and to report his opinion upon the best mode of effecting those objects; and, after much discussion, both with Major General Rebow and with the Corporation of the Trinity House, upon the subject, we have, under the authority of the Lords of the Treasury, concluded an agreement with the Major General, whereby he engages to rebuild the Light-Houses, according to such a plan as may be approved by The Trinity House Corporation, and to exhibit lights in them in such an improved mode, and under such superintendence and direction, as the Corporation may advise and approve. His Lease is to be extended to a term of 31 years, during which time he is to account to His Majesty for 3-5ths of the duties to be collected by him, after deducting from that produce all charges incurred in the maintenance and management of the premises, and allowing the amount expended by the Lessee in the erection of the buildings, together with the interest upon it, to be considered in the nature of a fine for the renewal of the Lease, and to be the first charge upon the produce of the Duties.

This measure will, therefore, increase His Majesty's Land Revenue, while it will materially contribute to the public benefit, and to the safety of navigation on the Eastern coast of the kingdom, by raising and improving the lights, and placing the superintendence and management of them in the hands of a body of men, whose peculiar concern it is to attend to matters of this nature.

Major General Rebow has undertaken to commence the Work as soon as the nights are sufficiently shortened to admit of the present lights being partially discontinued, without danger to navigation.

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The Crown's Right  
established to Extra-  
parochial Tithes in  
Bedford Level.

First  
Triennial Report of  
the Commissioners  
of Woods, &c.  
Appendix, No. 15.

THE Appendix to our First Report contained a Schedule of Acts for Inclosures, &c. of which Acts one was intituled, "An Act for draining, inclosing, and improving the " Lands called Borough Fen Common, and the Four Hundred Acre Common, in " the county of Northampton, and for forming the same into a Parish, to be called " Newborough, and for building and endowing a Church for such Parish." These Commons, computed to contain upwards of 6,000 Acres, lie in the North level of the Fens, forming part of the Great Level, called Bedford Level. When the Bill, on which that Act was founded, was communicated to us, it contained a clause providing Compensations for the Tithes of the said Lands, to which Tithes it recited Claims made respectively by the Devisees in trust of the real Estates of the late Marquis of Exeter; and by several Rectors, Vicars, Impropiators, and other persons; and also a clause providing Compensation for the Right of Soil of the said Lands, to which



which right it recited Claims made, respectively, by the said Devisees, and also by several other persons as Lords of Manors; but it did not make any mention of His Majesty, as having an interest therein. Conceiving, however, that the said Lands were extra-parochial, and that, consequently, the Tithes thereof belonged to His Majesty, in right of His Crown, and knowing that, from the time of Charles the Second, successive Leases from the Crown had been granted of the extra-parochial Tithes in the said Great Level, of which Leases the last expired in 1779; and thinking it probable that the said Lands were extra-manorial also, and that His Majesty, in the like right, might be entitled to the Soil thereof; we caused to be inserted in the Bill, after reciting that His Majesty claimed to be interested in, or entitled to the said Tithes, a provision that, in the event of the said Devisees in trust not being able to make out a Title to the Soil of the said Lands, His Majesty claimed to be entitled thereto.

After the Act had passed, we directed our Solicitor in the Land Revenue Department to attend to the Proceedings under it, and to take all necessary and proper steps for asserting and establishing the Claims of His Majesty. Those Claims were preferred before the Inclosure Commissioners, and supported by such evidence of the exercise of right, as it was in our power to supply; but the adjudications and determinations of the Commissioners thereon having been adverse to the Crown's rights, we directed our Solicitor to resort to an issue at law, which the Act authorized, in maintenance of those rights. The result of the Trials respecting those Claims, which were had at Northampton in July 1814, is detailed in the Solicitor's Report, of which a Copy is given in the Appendix.

Appendix, No. 16.

In the Tithe Cause, the Jury, without Hesitation, gave a Verdict for the Crown; but, in the Soil Cause, the Judge did not seem to recognise the principle of Claim on behalf of the Crown, and therefore a juror was withdrawn.

The success, however, of the Tithe Cause will be highly advantageous to the interest of the Crown. Its right to the Tithes of all the extra-parochial Lands in the Great Level, called Bedford Level, has been established, and measures are in progress for bringing the Owners of all the extra-parochial Lands in that Level, which are of great extent, to Compositions for their Tithes; and the Commissioners for executing the Borough Fen Act have, in respect of the Lands affected by that Act, set out for the Crown, as Tithe Owner, the following Allotments of Land; viz.

	Quantities.			Estimated Annual Value.		
	A.	R.	P.	£	s.	d.
Several Parcels on Peakirk Moor - - -	114	2	39	289	8	7
Slipe Common, and Land adjoining on Four-Hundred } Acre Common - - - - }	100	1	20	140	3	—
Acres - - -	215	0	19	429	11	7

The Land on Peakirk Moor has been let, as a grazing farm, at £300. a year; and the Slipe Common and adjoining Land have been let, for one year from the 5th April 1816, at £100.; but under an engagement, that the Rent is to be more; viz. the Valuation set thereon by the Inclosure Commissioners (£140. 3. 0. as aforesaid) if the Land can be converted into an arable Farm.

HIS Majesty, in right of His Crown, being Lord of the Manor of Egham, in the County of Surrey, and the largest Proprietor of Land in the Parish, application was  
(124.) E made

New Church to be  
built for Egham  
Parish, County of  
Surrey.



made to the Treasury in July 1814, by Letter from Lord Viscount Bulkeley and William Henry Freemantle Esquire, as having been deputed for that purpose, by the principal Landholders and Parishioners of Egham, for the Bounty of the Crown in aid of a subscription then already commenced, for the building of a new Church for that Parish: which Letter,—after reciting that the present Church was built in 1327; that it does not contain sufficient room for one-third of the inhabitants; that the Parish contains no Chapel of Ease; that the number of its Inhabitants amounts to between 2 and 3,000; that the present Church is in so ruinous a state, that it must inevitably fall to the ground, unless repaired at an estimated expence of nearly £4,000; and that a new Church has been planned and contracted for, to contain one thousand persons, if the Funds can be procured, for the Sum of £6,400;—states, that the Inhabitants and Landholders have already subscribed for the new Church, to the amount of £4,000. On these grounds, the before-named Applicants, in the name of the Parish, expressed their earnest and anxious hopes, that the Lords of the Treasury would assist the Parish, by a grant from the Crown of the sum required to make good the deficiency (£2,400) in the subscriptions, towards raising the estimated amount required for building the new Church.

That Letter having been referred to us, we felt it to be no more than reasonable, considering the extent of the Crown's Estate, amounting to upwards of One thousand Acres in Egham Parish, with a great number of Houses built upon parts of the same, that the Subscribers should look to His Majesty for considerable assistance, towards the expence of building a Church of such capacity as to encourage the Parishioners to attend Divine Service there, by making it certain that they would generally find accommodation. We thought it right, however, before we recommended any specific sum, to consult the Surveyor by whom the Crown's Estate in Egham had within a few years past been surveyed, and its annual Value estimated, and who is the Commissioner nominated by us on behalf of His Majesty, for executing the Egham Inclosure Act now in operation. This Surveyor having stated it to be his opinion, that £1,500 must be considered a very liberal sum to be subscribed by the Crown, and that he did not doubt that the Parish would be perfectly satisfied with it, we recommended to the Treasury to grant that Sum, for the purpose for which it was solicited; and it has since been paid into the hands of the Treasurers appointed by the Parish to receive the contributions towards the expence of the new building. In consideration of that liberal payment, we shall expect that adequate and permanent accommodation will be provided in the new Church for all the Tenantry of His Majesty's Estate. Copies of the Letter of application, and our Report thereon, will be found in the Appendix.

Appendix, No. 17.

#### INCLOSURE ACTS PASSED.

Appendix, No. 18.

A List of the Acts for Inclosures, and for other purposes, in which the interest of the Crown was concerned, which have passed since the period of our First Report, will be found in the Appendix.

First  
Triennial Report of  
the Commissioners  
of Woods, &c.  
Appendix, No. 13.

IN the Appendix to our last Report, we inserted a Letter which we had addressed to the Lords of the Treasury, submitting to their consideration certain Alterations which it appeared to us expedient to make in the Covenants to be contained in Leases of the Land Estates of the Crown; and at the same time we proposed to them a Plan for uniting an Annual Personal Inspection of those Estates, with the Collection of the Rents payable for them.

Collection of Rents.

The System hitherto pursued of managing those Estates, and of collecting the Revenue arising from them, has appeared to us, as well as to our predecessors, to be  
so



so defective, that we felt it to be our duty again to call the attention of the Treasury to the subject, in a Report which we made to that Board on the 20th July 1815.

Appendix, No. 19.

In that Report, we stated it to be decidedly our opinion, that the practice which is generally followed as we understand in the management of other large Estates, of employing the Surveyor or Agent at whose Valuation the Estate is let, to collect the Rent of it, should be extended to the Estates of the Crown; that such Surveyor should be required to make an annual inspection of the several Estates within his Survey, so as to have under his personal examination the conduct of the Tenants with respect to the state of the Repairs, the management and cultivation of the Lands, the preservation of the Fences and Timber, and the fulfilment of the other Covenants of their respective Leases; and generally, to attend to every thing connected with the interest of the Crown, as Landlord of the Property, in as full and ample a manner as might be expected from a Surveyor acting in the same capacity, upon any well-regulated estate belonging to a private individual.

We also recommended, that after such inspection, a separate Report on each Estate, embracing all those particulars, and containing any further observations which might occur to the Surveyor respecting the condition of the property, or with a view to its amelioration, should be made to this Board.

For these services, including the annual inspection, the collection of the Rents, and the special Survey and Valuation of the Estate, as often as it might become necessary to re-let the same, we proposed that the Surveyor should receive a Commission of One Shilling in the Pound, upon the amount of the net Rents collected and accounted for by him.

We were the more induced to press the adoption of this course of proceeding upon the consideration of the Lords Commissioners of the Treasury, as it appeared to us not only the best practicable plan consistent with economy, by which a regular system of inspection, check, and control could be established and enforced, with respect to the management of a Landed Property so widely dispersed as that of the Crown; but also as tending, in our judgment, to a more simple and safe mode than that which now exists, of collecting and bringing to account the Rents due from those Estates.

From these considerations, we were so fully impressed with the importance of establishing this change in the management of the Landed Property of His Majesty, that we earnestly recommended that a Bill should be submitted to Parliament to carry it into effect.

A Letter from Mr. Arbuthnot, dated 15th August last, communicated to us the directions of the Lords of the Treasury to prepare such a Bill for their consideration; which we have accordingly done; and this Bill has, since the opening of the present Session, been submitted to Parliament. A Copy of Mr. Arbuthnot's said Letter is inserted in the Appendix.

Appendix, No. 19.

Since the date of that Letter, we have seen additional cause to lament the uncertainty and complicated inefficiency of the present system, not only with reference to the survey and management of the Estates under Lease, but also, unfortunately, in respect to the imperfect check which it affords against gross abuse in the collection and application of the Land Revenue of the Crown.

It is here our painful duty to state, that, under this system, an individual, Mr. William Henry White, of Parliament Place, intrusted with a very large Collection of the Rents of the Crown's Estate, has been enabled to omit, for several years, the



the charging of himself in his annual Accounts, rendered to the Acting and Deputy Auditor of the Land Revenue, with the Receipt of large sums of Money which had actually been paid to him by Tenants of the Crown within his collection; whilst, by a fraudulent contrivance in the statement of those Accounts, the Acting and Deputy Auditor, before whom they were passed, was naturally led to infer, that no Money had been forthcoming from the Estates, on account of the Rents of which the sums so omitted had been received by Mr. White.

The several Divisions of which Mr. White was the Acting Receiver were as follows; viz.

Stafford,	Southampton,	Suffolk,	Somerfet,
Hereford,	Wilts, and	Cambridge,	Dorset,
Salop, and	Gloucester.	Bedford, and	Devon, and
Worcester.		Bucks.	Cornwall.

and he was Deputy to Mr. Bafeley, the Receiver for the Division of Lincoln and Nottingham.

We do not feel it necessary or proper to detail, in this Report, the precise manner in which the Fraud committed by Mr. White was so long successfully practised, and at last finally detected. Indeed, it is a transaction which could not be minutely explained, without exhibiting the Accounts themselves; and as neither the Receipt nor Audit are in any degree connected with, or under the controul of, this Department, it would not be in our power regularly and officially to furnish those particulars; but, in justice to the Acting and Deputy Auditor, it appears fair to state, that, taking into consideration that Mr. White was regularly sworn, at the Exchequer, to the truth of the annual Accounts in which this deception was practised—that an Account of the Current Balances in Mr. White's hands, and made out by himself, was annually returned to Parliament during the whole period of this fraud, and that, in that Account also, the Sums which were the object of it were yearly omitted—that he had for many years enjoyed the most unfulfilled reputation for integrity, and had largely experienced the benefit of that reputation, in a very extensive employment, as Receiver and Manager of the Rents and pecuniary concerns of many opulent Landholders, and some Public Charities and Trusts—we are of opinion, that the imposition was of a nature which would not necessarily have been detected by any ordinary degree of vigilance in the person whose duty it was to audit Mr. White's Accounts.

On the first suspicion by Mr. White that the embezzlement and perjury, of which he had been guilty, were detected, he absconded from his house, and there is every reason to believe that he has since quitted the kingdom.

The total of the Arrears of former Years, which he had thus withheld from the Public, appears to be about £27,000; to which is to be added the Rents which he had received within the current Year, amounting to £14,000; and making together a balance of £41,000, for which he stood indebted to the Crown on the 9th of December last, when an Extent was issued against his Estate and Effects. How much of this large Balance may be recovered, under the operations of the Extent, cannot yet be ascertained; but it is to be apprehended that the final loss to the Crown will be considerable.

We have only further to state, that this default of Mr. White rendered unavoidable the removal of Mr. Bafeley from his Receivership of the Counties of Lincoln and Nottingham.

These were the Counties from which the principal part of the deficiency was due; and Mr. Bafeley, Mr. White's principal, was, of course, responsible for this deficiency.



deficiency. From this, and other circumstances, which came to our knowledge, respecting the state of Mr. Bafeley's affairs, it became necessary to issue an Extent against his Property, as well to secure a considerable balance, which Mr. White had transferred to Mr. Bafeley, as to obtain, from his separate Estate, whatever could be recovered of the Debt for which he was unfortunately become liable, by the misconduct and embezzlement of his Deputy.

In consequence of this removal of Mr. Bafeley, the Chancellor of the Exchequer has, upon our suggestion, authorized Mr. Pillar, the Secretary of this Board, in the Department of the Land Revenue, to collect the Rents heretofore received by Mr. White, until the sense of Parliament can be obtained upon the Bill to which we have already referred.

We feel confident, that, should the measures therein proposed be adopted by the Legislature, they will effectually remedy the evils which are now apparent; by securing a due and constant attention to the management of the Crown Estates, by lessening the Expence attending that management, and by putting on a more secure and economical footing the receipt and due appropriation to the Public Service of this branch of His Majesty's Revenue.

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IN our First Triennial Report, we stated the several views, which, at different times, had been entertained respecting the most advantageous appropriation of the Estate of the Crown in Marybone Park, and we explained the principles of increased ornament to the Metropolis, and expected augmentation of His Majesty's Land Revenue, which had induced the Lords Commissioners of the Treasury to give a preference to the Plan, combining those objects, which had been submitted by Mr. Nash.

MARY-LE-BONE  
PARK.

The decision of their Lordships, in favour of Mr. Nash's Plan, was communicated to us on the 22d October 1811. Since that period, the Roads, Fences and Plantations designed thereon, have been completed; the Bed of the intended ornamental Water has been excavated, and the Regent's Canal Company have finished that part of their main Line which passes through this Estate, and also the collateral Cut or Basin, leading out of the main Line Southward towards Portland Road.

In making these Roads, Fences, and Plantations, including the Inclosure, with a handsome Iron Railing, and the planting of the Circus at the North end of Portland Place, the Charges of forming new Sewers, and the payments to Labourers, Gatekeepers, and Watchmen, from October 1811 to the end of October 1815, there has been expended £53,650. 4. 2; but the principal Objects of Expence are now at an end, and, with the exception of two Bridges, which will be required over the ornamental Water, and for which we have not yet received the necessary Estimates, the future Expenditure will be confined to the Establishment of Gatekeepers, Labourers, and Watchmen required to keep the Roads in repair, and to preserve the Fences and Plantations.

The Money received within the same period, on account of the sale of old materials of Buildings pulled down; for rent of Grass Land; for Land sold to and damage done by the Regent's Canal Company, amounts to £14,843. 1. 2, and there remains due from that Company £2,565; making together £17,408. 1. 2.

In November 1812, an Agreement was entered into, under the sanction of the Lords of the Treasury, with Mr. Charles Mayor, for letting to him the Ground at



the North end of Portland Place, for the purpose of erecting a Circus of Houses thereupon ; the Leases to be granted as soon as the Houses should be covered in, at an annual Rent of - - - - - £1,200 — —

In January 1813, a further Agreement was entered into, for letting to him another Plot of Ground on the East side, and in continuation of Harley-street, at a Rent of - - - - - 387 18 —

And Leases of various other parts have been let, or agreed to be let to different persons, at Rents amounting together to - - - - - 871 9 —

£2,459 7 —

The Building Speculation of Mr. Mayor is unfortunately suspended, in consequence of the embarrassed state of his affairs, which some time since led to a Commission of Bankruptcy being issued against him, under which, Assignees have been chosen by his Creditors, and in the hope of realizing and bringing to Account the Money expended by Mr. Mayor, on the South moiety of the Circus, those Assignees have lately made a proposal to us, with a view to the completion of that part of Mr. Mayor's undertaking ; but no arrangement has yet been concluded for that purpose.

Besides the Land let as before mentioned, two Plots, containing together about 30 Acres, which were designed by Mr. Nash for sites of Houses, and planted in rows, with tall trees, at the distance of 12 feet apart, in order to distinguish them from the permanent Plantations within the Park, have been let as Nursery Ground, at a Rent of £6. per Acre per annum, under such limitations and restrictions as were deemed necessary, for preserving and maintaining the young Trees, and subject to a condition, that the whole, or any part might be resumed, upon giving three months notice, in case the same should be required, on the part of the Crown, to be let for building or any other purpose.

Other parts of the Park, appropriated for Plantations, have been used for raising Potatoes between the Trees. The produce of the sale of the Potatoes has exceeded, only in a small degree, the cost of their cultivation ; but the digging of the Ground has been found to be beneficial to the young Trees.

In the Spring of the last year, about Nine Acres and a half comprised within one of the Plots, also ultimately designed by Mr. Nash for sites of Houses, and in the meantime planted with Trees in the manner above mentioned, were prepared for a crop of Mangel Wurzel. As the cultivation of that Root has not yet become very general throughout the country, we subjoin the following Account of the actual Expence and Produce of this Crop :

EXPENDITURE.				£	s.	d.
Paid for Trenching the Ground	-	-	-	48	1	3
- - for Seed and Planting	-	-	-	32	6	—
- - for Hoeing and Weeding	-	-	-	24	11	10
- - for cutting off the Leaves, pulling the Roots, loading and delivering	-	-	-	41	5	2
				146	4	3
PRODUCE.						
Tons. Cwt.						
326. 5.	of Roots delivered at 4cs. per Ton	-	-	652	10	—
92. 7.	of Leaves do - 2os.	-	-	92	7	—
76	Roods of do - do - 1s.	-	-	3	16	—
				748	13	—
Deduct Expenditure as above	-	-	-	146	4	3
Net Produce of the 9½ Acres	-	-	-	£	602	8 9
Being at the Rate of £63. 8. per Acre.						



The Herbage of the open parts of the Park has been let annually, by public Tender, either for Hay or Pasturage. Hitherto the Grass has been much injured by the operations of the Regent's Canal Company, and by the passing and repassing of the several horses, carriages, and workmen employed in making the roads, fences, and plantations. These Works are now nearly at an end, and consequently, in future, the produce of the Herbage may be expected to be considerably increased.

The amount of Expenses incurred in forming, inclosing, and planting this Park, beyond the Revenue which has arisen from it, since the year 1811, when the Plan of Mr. Nash was sanctioned by the Lords Commissioners of the Treasury, has considerably exceeded what was calculated upon at that time.

It was then fully expected that many of the principal Situations, intended for building sites, would have been immediately let, and that such Advances as are of a temporary nature, and as, in all cases of improvement of this kind, must be made, in the first instance, by the Proprietors, for Sewers, Roads, Fences, and Plantations, would have been refunded, in proportion to the extent to which Ground might have been disposed of under Leases, either for detached Villas, or in the proposed Streets or Squares.

Having called upon Mr. Nash to furnish us with such explanation as he could give of the causes which had retarded the Improvement of the Revenue calculated upon by him, and which had in consequence disappointed, to a considerable extent, the expectation which we were led to entertain, he has in a Letter, of which we insert a Copy in the Appendix, stated the circumstances which appear to him to have delayed that rapid progress towards such Improvement of the Revenue as he had anticipated, and has assigned his reasons for still thinking that his original expectations will be ultimately realized.

Appendix, No. 20.

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THE most desirable mode of effecting a more convenient Communication, than now exists, from the Northern entrance of the Metropolis to Charing Cross, and of improving, by such communication, the general means of access to the Royal Residence, the two Houses of Parliament, the Courts of Law, and the principal Offices of Government, an object which had, on various occasions, engaged the attention of the late Mr. Fordyce, and of this Board, having again been brought under the immediate consideration of the Lords of the Treasury, and of Parliament, by the Reports, Plans, and Estimates annexed to our first Triennial Report, we were desired, soon after the date of that Report, to give Notice of our intention to apply to Parliament, in the then next Session, for leave to bring in a Bill for carrying that important measure into effect, by forming an entire new Street from Portland Place to the entrance of Pall Mall, opposite to Carlton House, according to a Map or Plan which had been prepared by Mr. Nash, and which was accompanied by an Estimate of the Expence, amounting to £399,803.

THE  
NEW STREET.

We were further desired, with reference to the said Plan, as fully as possible, to ascertain the utmost amount of the Charge likely to be incurred, in the first instance, by the purchase of Freehold and Leasehold Interests, and Good Will in the Houses, which, for the execution of that Plan, it would be necessary to take down. This object, we conceived, would be best attained by directing Mr. Nash to re-consider his Estimate, and further, by comparing such re-considered Estimate with those of our other Surveyors, which might serve to check his calculations.

Appendix, No. 21.

The



The original Estimate of Mr. Nash having been revised and examined, in pursuance of those directions, we received from him, as the result of this farther investigation, a detailed Report, according to which he calculated that the Expence of the Line first proposed by him would, after deducting the Value of the old Materials, amount to the sum of £462,527. 3. 11. and that an annual Revenue would arise from the Sites for Buildings to be granted on Lease, amounting to £36,831. 11. 10. He also furnished two other Plans and Estimates, according to one of which, the Expenditure would have been £330,754. 1. 1. and the Revenue £31,999. 1. 10.; and, according to the other, the Expenditure £337,637. 1. 1. and the Revenue £32,338. 1. 10.

Messrs. Leverton and Chawner, our Architects in the Department of the Land Revenue, estimated the Expence which would attend the execution of Mr. Nash's first Plan, including Compensations for Good Will, and after deducting the value of the old Materials, at £948,522.

The Proportion of Mr. Nash's Estimate for the Good Will of all the Houses comprised in the line of the Street proposed by him was £143,770; that of Messrs. Leverton and Chawner was calculated at an Average of £130. for each House, amounting to £96,330. being about Two Years estimated Rental of the Property.

These Reports and Estimates, both of Mr. Nash and of Messrs. Leverton and Chawner, having been transmitted to the Lords of the Treasury, with our Reports of the 8th and 15th of March 1813 respectively (of which, and of various other Papers on the same subject, Copies are inserted in the Appendix,) we received a Minute of their Lordships' Board, under date the 15th of April following, in which their Lordships state their reasons for not concurring in the view which Messrs. Leverton and Chawner had taken of the subject, and for thinking themselves justified in sanctioning the Plan recommended by Mr. Nash; and, for carrying it into effect, they directed us to cause a Bill to be prepared, in order that the same might be submitted to Parliament without delay.

The Bill was accordingly prepared, and, having passed the Two Houses, received the Royal Assent on the 10th of July 1813. The Commissioners appointed by the Act, for carrying the Provisions of it into execution, are the Commissioners of this Board for the Time being. A Copy of the Act was, in consequence, transmitted to us by the Lords of the Treasury on the 19th of the same month (July), with directions forthwith to consider the same, and to report to their Lordships what should appear to us to be the best mode of carrying into effect the intentions of the Legislature.

It may be proper to notice, in this place, that, by the 53d section of this Act, we are directed to make an Annual Statement of our Proceedings under it to the Lords of the Treasury; but that it contains no Regulation by which we are required to report the same to Parliament. The subject, however, appears to us so intimately connected with the general Management of that considerable part of the Land Revenue of the Crown, which arises from Houses in London, that we think it will not be deemed an improper step, on our part, to insert, in the Appendix, Copies of our First and Second Reports to the Treasury, made in pursuance of that Section.

In those Reports we have stated what appeared to us to be the course which it would be advisable to adopt in executing a Work of this magnitude. We have also brought under the view of their Lordships the difficulties which we had at first met with, in endeavouring to avail ourselves of the Powers of the Act to borrow Money from some of the Insurance Companies, as had been suggested by Mr. Nash,

with

Appendix,  
Nos. 22 to 26.

Appendix,  
Nos. 27 & 28.



with a view of obviating the necessity of any advance from the Exchequer, for the execution of his Plan; the removal of those difficulties by a subsequent Act of Parliament; the ultimate Negotiation and Agreement with the Royal Exchange Assurance Company for a Loan of £300,000. in aid of the New Street Expenditure; the authority for appropriating to the same purpose certain Sums, in Consolidated and Reduced Bank Annuities, arising from the Sale of Fee Farm Rents, and from different sources of Land Revenue; and also the extent to which our Proceedings had been carried up to the date of the last of those two Reports: And we have now only to give such Statement as will show what progress, in the whole, has been made up to the present time.

54 Geo. III. cap. 70.

It having been ascertained, by reference to the Plan authorized by the Act of Parliament, that, in the progress of this Work, it would be necessary to take down 386 Houses which belonged to the Crown previously to the passing of the Act;—the interests of immediate Leaseholders under the Crown, in 192 of those Houses, and of Under-lessees or Occupiers in 60, have been purchased; and 46 having been held by Tenants at will, we are now in the actual Possession of 106 Houses in that part of the new Street which will pass through the Estate of the Crown. The interests of immediate Lessees, Sub-lessees, or Occupiers, in 148 Houses, and of Sub-lessees or Occupiers only, in 86 Houses, remain to be purchased.

The Houses belonging to different Proprietors, which must, in like manner, be taken down, amount to 355:—Of this number, there have been purchased or agreed for, the Interests in Fee of 220, and the interests of Lessees, Sub-lessees, or Occupiers, in 30; and there remain to be purchased the Fee of 135 Freehold Houses, and the various interests of Lessees, Sub-lessees, and Occupiers, in 325 of the said Houses.

For the purpose of defraying the Expences of the Act, we have received, up to the present time, the following Sums; viz.

	£	s.	d.
Of the Royal Exchange Assurance Company, by way of Loan, on the } Credit of the Land Revenues of the Crown - - - }	300,000	—	—
Produce of Sales of certain parts of the Land Revenue, and of fundry } Fee Farm Rents - - - - - }	87,321	2	3
Amount of fundry Fines on Renewals of Crown Leases - - -	10,355	15	6
On Account of Rents of the Land Revenue - - - - -	2,716	10	4
Dividends on 3 per Cent. Consols. and Reduced Bank Annuities, and } Profit on Purchase and Sale of Exchequer Bills - - - }	14,006	12	2
Produce of Sale of Building Materials - - - - -	1,050	—	—
£	415,450	—	3

As soon as these Sums were received, they were paid into the Bank of England, and placed to the Credit of “The New Street Account;” but, instead of leaving the whole in the hands of the Bank, we have thought it our duty to reserve only such a Balance as might be sufficient to meet the current Demands, and to invest the remainder in Exchequer Bills, to be sold, from time to time, as occasion should require.

	£	s.	d.	
And we have paid,—				
For the Purchase of Freehold and Leasehold Interests, and Compensations } for Good Will, on the Purchases before mentioned - - - }	253,033	13	3	
For Contributions for Paving; Architects and Surveyors Bills; Law } Charges; Interest on Loans; Rents of Leasehold Properties purchased; } Insurances; Salaries to Secretary and Clerks; Treasury, Parliamentary, } and Auditors Fees; Rent of an Office; and other contingent Expences; }	21,499	7	11	
And,				
On Account of the Expence of forming the new Sewer along the whole } Line of the New Street, under the authority of the 79th Section of the } New Street Act, and the Commission * issued in pursuance thereof - }	40,446	16	7	* Appendix, No. 29.
£	314,979	17	9	



The estimated Expence of this last-mentioned undertaking was £54,000. It is now nearly completed, and we have reason to believe that the work has been well executed, and that the above-mentioned Estimate will not be exceeded.

With respect to the New Street, it would be very difficult, either to form a comparative Statement of the actual Cost of the Property purchased, with the previous Estimate made, or, from any other data which those Purchases would furnish, to calculate what the probable ultimate Cost may be, until all the different Interests throughout some portion of the line shall be acquired.

In the Purchases made of Houses and Ground, where the Owners were not also the Occupiers, we have, in general, had reason to be satisfied with the accuracy of Mr. Nash's Estimates. In many cases those Estimates have very nearly corresponded with the demands made on behalf of the Claimants, by Surveyors of great experience and respectability; and in others, where a material difference has been found to exist, such difference has been amicably settled, either after discussion between Mr. Nash and the Surveyor of the Party, or by reference to a third person.

In the Compensations demanded, and in the Awards made for Good Will of Trade, and compulsory removals from private dwellings, the previous Estimates of Mr. Nash, as well as the average of those of Messrs. Leverton and Chawner, have been greatly exceeded.

Compensations of this nature, we have reason to believe, have been awarded, upon a larger and more expensive scale, to the Occupiers of Houses and Shops in the neighbourhood of Pall Mall, Saint Alban's-street, and Piccadilly (the greatest part of which have already been purchased), than will probably be found applicable to the less valuable Property between Piccadilly and Portland Place.

Hitherto only three instances have occurred in which it has been found expedient to have recourse to the measure of ascertaining the amount of Compensation by the decision of a Jury. The method generally adopted, under the sanction of the Lords of the Treasury, has been, to refer the settlement of such Compensations to Arbitrators mutually named by us and by the Claimants, with liberty to those Arbitrators to name an Umpire, whose sole decision, if necessary to be resorted to, should be binding upon both Parties, equally with that of the Arbitrators.

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## PART II.

ASSUMING that the continued observance of the course pursued under this head (though not required by the Statute) in our First Triennial Report might be acceptable to the Legislature and the Public, we now proceed to give some account of the progress made, since the date of that Report, in the Execution of the measures therein mentioned, and in the adoption of others, for providing and securing an increased growth of Timber in the Royal Forests, and for the general Improvement of this important part of the Crown Estate.

It was stated in our First Report, that the specific number of Acres authorized to be inclosed and planted, under the Acts of 20th Charles II. cap. 3; and 9th and 10th William III. cap. 36; and the declaratory Act of 48th Geo. III. cap. 72; is, in Dean Forest 11,000 Acres; and in New Forest 6,000 Acres; and that Inclosures and Plantations, to that extent, had been undertaken, and were in great progress in both those Forests.



In Dean Forest, the number of Acres actually inclosed and planted, up to the present time, is 9,389.

DEAN FOREST.

The remaining 1,611, to make up the 11,000, are partly fenced, and will be shut in and planted in the course of the present Year.

In addition to the above-mentioned quantity, a Freehold Farm belonging to the Crown, containing 240 Acres, and lying within the limits of this Forest, was transferred, from the Department of the Land Revenue, to the Department of Woods, in the year 1807, and appropriated for the growth of Timber; and two other small tracts of inclosed Land, also within the Forest, containing together 60 Acres, and which were formerly occupied by two of the Keepers, as appendages to their Lodges, have been applied to the same purpose; and it has been determined, under the authority of the Lords of the Treasury, on the death or removal of the other four Keepers, to appropriate, in a like manner, certain further Tracts of inclosed Land now in their occupation, and containing together about 120 Acres. After these several Inclosures shall have been completed, no further part of the Waste of this Forest (containing in the whole 22,791 Acres) can be subtracted from the use of those who are entitled to Rights of Common thereupon, until the Trees growing on some part of the 11,000 Acres, now inclosed in thirty separate Plantations, shall be in such a state that those Plantations may be thrown open, when it will be lawful, under the Acts of Parliament above referred to, to inclose a quantity equal to what may be so thrown open. (Whitemead Park.)

From the number of Encroachments, however, which have been made from time to time, not only on the borders, but, in many cases, in the interior of this Forest; from the intersection of public Roads and Rail Roads, and the existence of numerous Coal Works, upon many of which very large sums of money have been expended; it will be very difficult, if not impossible, at the end of 20 or 30 years from this time, when the first 11,000 Acres may be thrown open, to find an equal quantity which could be inclosed in lieu thereof, so as to keep up a succession of young Plantations to the extent, and in the manner, contemplated by the Act of Charles II. It becomes, therefore, very important that such measures should now be adopted, as may be best calculated for increasing the quantity of Timber on the Land which remains open, and which it may not be possible hereafter to inclose for that purpose.

It was mentioned in the Appendix to our First Report, that several thousand Trees, taken from a small Inclosure, which had been sown with Acorns about 29 years before that time, had been transplanted into the open Forest, without any protection from cattle, except by a few loose bushes thrown round them. This plan has been since continued with great success, till all the Trees which could be spared from the original Plantation, and were likely to be moved with advantage, have been planted out. They have abundantly stocked about 120 Acres of the open Forest, and though many of them were of the height of from 25 to 30 feet when transplanted, and of corresponding thickness, they are now flourishing as if they had sprung originally from the acorn, or had been planted out from a nursery, at from 3 to 5 years growth.

With a view to the continuance and extension of the same plan, we have directed a Nursery of about 20 Acres to be prepared and planted with Acorns, for the purpose of raising Saplings, to be afterwards transplanted in the same manner in the open Forest, when they shall arrive at the proper size, and the intermediate Thinnings we intend to apply, in making good such failures as may take place in any of the inclosed Plantations.

Since



## NEW FOREST.

Since the year 1813, when the full quantity of 6,000 Acres, authorized to be kept inclosed in the New Forest by the Act of William III. was for the first time completed, it was found that the Trees in four Inclosures, making together 765 Acres, and forming part of the said 6,000 Acres, were past danger from deer and cattle. These Inclosures had been made in the year 1776, under the authority of a Commission issued to the then Surveyor General and others; and as the Fences which were then put up had since gone to decay, it was thought expedient regularly to throw them open, and thereby to obtain the power to inclose a like number of Acres from the Waste; a new Commission was, in consequence, issued for that purpose, and further Inclosures to that extent have been set out under such new Commission.

In addition to these Inclosures from the Waste of the Forest, three Tracts of Freehold Land belonging to the Crown, two of them formerly held with Irons-hill and Burley Lodges, which have been lately pulled down, and the other forming part of New Park Farm, and containing together 480 Acres, have been given up for the growth of Timber; and there is a further Tract of about 150 Acres of remarkably good Woodland, now held, with other Freehold property belonging to the Crown, by Isaac Pickering, Esquire, on a Lease which will expire in the year 1821, and which, at the end of that period, it is proposed to reserve out of any new Lease which may be granted of the other property included in the said Lease, and to apply it also to the Growth of Timber.

When the Woods and Trees on any part of the 6,000 Acres, taken from the Waste of the Forest, shall be past danger from deer and cattle, such part will be to be thrown open, and new Inclosures formed in lieu thereof. In a Waste of such extent (63,845 Acres), and not presenting the same difficulties as in Dean Forest, it may be supposed that it will be practicable, at all times, to find tracts fit for the growth of Oak, to keep up a succession of Inclosures to the full amount authorized; though, from the great diversity of soil in this Forest, it may sometimes happen, that a comparatively small number of Acres of good Land can be comprised in one Inclosure.

## BERE FOREST.

In Bere Forest, the 1,400 Acres allotted to the Crown by the Act of 50 Geo. III. cap. 218, have been inclosed, and a great part of what was not before covered with Timber has been planted, and the whole will be completely filled up, as soon as the young Trees, now growing in a Nursery established in this Forest, are fit to be planted out.

A small Allotment of Land containing 17A. 2R. 2P. and immediately adjoining to the Crown Allotment in this Forest, has been purchased, under the authority of the Lords of the Treasury, and thrown into the same Inclosure with the Allotment to His Majesty; and two other parcels of Land, situated in the interior of the King's Forest, and which had originally been encroached therefrom, but had been held, without interruption, for so long a period as that they could not be recovered by due course of law, have also been purchased, and again laid to the adjoining Crown Property.

ALICE HOLT  
FOREST.

Soon after the date of our last Report, a Bill, which was then depending in Parliament, for the better Cultivation of Navy Timber in the Forest of Alice Holt, received the Royal Assent, (Act 52 Geo. III. cap. 72.) by which 1,600 Acres out of the Waste of that Forest, containing 2,427 Acres, have been obtained, in  
Severalty,



Severalty, for His Majesty, in Compensation for all His Right of Soil, and other Rights, in and over the remaining 827 Acres; the said 1,600 Acres having been set out and allotted to His Majesty, under a Commission issued in the manner authorized by the said Act, a considerable part is already fenced, and the remainder of the Fences are contracted for, and will be completed in the course of the present year.

In addition to the above 1,600 Acres, several Tracts of inclosed Freehold Land adjoining to the different Lodges, and which were formerly either in the occupation of the Lieutenant of the Forest, or let on Lease by him, and containing together 286 Acres, have been planted for Oak Timber.

By an Act passed in the same Session (cap. 71,) power was given to His Majesty to inclose out of the Waste Lands of Woolmer Forest (computed to contain 5,276 Acres) any quantity not exceeding in the whole 2,000 Acres, and to keep the same inclosed until the Trees, which should grow thereon, should be past danger, when the first Inclosures might be thrown open, and further Inclosures made in lieu thereof, as in the case of Dean and New Forests.

WOOLMER FOREST.

After full consideration of the Claims of the Persons having Rights on this Forest, it was thought expedient, by the Commissioners named in His Majesty's Commission for setting out those Inclosures, to limit their amount to 1,700 Acres; but, after they had been set out, measured, and mapped, it was intimated to us by the Parties whose interests would be affected by the measure, that they were desirous of completely separating their Rights from those of the Crown, and of applying to Parliament for an Act to divide and inclose the Forest; and finding that they had given the requisite Notices on the subject, we have, at their request, suspended our proceedings under the Act of the 52d of the King until the result of such application shall be ascertained.

If they shall agree to allow such a portion to His Majesty, in Severalty, as we shall think an Equivalent for all His Rights over the Forest, which, though likely to produce other Timber, is not, in general, well adapted for the growth of Oak; it might probably be found advisable to sell the Crown Allotment, and to apply the produce of such sale to the purchase of other Woodlands better calculated for the growth of Oak.

There are in this Forest about 150 Acres of Freehold Land adjoining to the two Keepers' Lodges, part of which has been already planted with such a mixture of Trees as were likely to suit the quality of the soil.

By another Act passed in the same year, cap. 136, for inclosing the Forest of Delamere, in the county of Chester, computed to contain 8,000 Acres, the Commissioners therein named are required, after setting out Roads, Highways, Watering Places for Cattle, &c. to divide the Forest into Two moieties or equal half parts, quantity, quality, and situation being considered, and to allot One of such Moieties or half parts in Severalty to His Majesty, and, out of the remaining moiety, to make a further Allotment to His Majesty of such a portion as shall, in the judgment of the Commissioners, be of the yearly value of £200.; such last-mentioned Allotment to be fenced, subdivided, and drained, and to be appropriated, as an endowment for a Church to be erected thereupon at the expence of the Crown, together with a Parsonage House and suitable Outbuildings.

DELAMERE  
FOREST.



By the above-mentioned Act, the Commissioners were required to make their final Award within three years from the passing thereof; but it having been found necessary to try questions at law respecting Claims on the Forest, and other difficulties having occurred to retard their proceedings, the time for making the final Award was, by a subsequent Act, extended to the 31st of December in the present year. That Award has not yet been made. But the Church Allotment has been set out; and Plans and Estimates for a Church and Parsonage House, as well as for a House to be erected for the residence of a Deputy Surveyor for the said Forest, having been prepared and approved of by the Lords of the Treasury, advertisements have been issued for tenders to erect the same by contract. There have also been set out to His Majesty, by a preliminary Award, about 1,000 Acres in the interior of the Forest, the fencing and planting of which have been commenced, and will be completed during the present season.

**PARKHURST  
FOREST.**

By the Act for disafforesting the Forest of Parkhurst, in the county of Southampton, and for inclosing the open and commonable Lands within the said Forest, also passed in the 52d of the King, cap. 171. the Commissioners were required, in the first place, to allot to His Majesty 415 Acres which had been formerly inclosed, and were not subject to rights of common; and after making provision for roads, and for the expences of carrying the Act into execution, to allot to the King One-third part, in value, of the remainder of the open Forest, out of which Allotment compensation was required to be made, by Referees named in the Act, to Viscount Fitz-Harris, in respect of Rights to which he was entitled over the Forest, as Warden thereof, or as Governor of the Isle of Wight. It was also provided, that certain Pieces of Land, formerly part of the Waste of the Forest, containing 152 Acres, which had been used by the Barrack Department, and for the purposes of a Military Depôt, and a further Piece adjoining to the Barracks, which was deemed particularly convenient for His Majesty's service, and containing 250 Acres, should form part of the Allotment to His Majesty. The Forest was found to contain 2,508 Acres, and, after deducting therefrom the 415 Acres above mentioned, belonging to the Crown in Severalty, and the Lands sold for defraying the expences of the Act, the Allotment to His Majesty out of the Residue amounted to 608 Acres; of this quantity about 400 Acres are to be reserved for Military purposes, leaving the remaining 208 Acres of the Waste, and the 415 Acres which were deemed Freehold, to be appropriated for the growth of Timber.

In addition to these Allotments, two adjoining Tracts of Land, one containing 200 Acres, which had been allotted to the Lords of the Manor of Alvington, and the other containing 78 Acres, which had been allotted to the Guardians of the Poor of the Isle of Wight, have been purchased under the authority vested in the Lords of the Treasury by the 51st section of the Act, and laid to the Crown Allotment for Timber. The erection of the fences for the whole will be completed, and a considerable part planted, during the present season.

The Compensation made to Lord Fitz-Harris has been settled at £200 a year, to which he will be entitled during his life; but from and after his decease, or surrender of his office, the Allotment for which that compensation is made becomes vested in His Majesty.

In all the Acts of Parliament above referred to, provisions have been introduced, that the Lands to be allotted to His Majesty by virtue thereof (except the Allotment for the Church in Delamere Forest, and that for Military purposes in Parkhurst Forest)



Forest) shall be set apart as Nurseries for Wood and Timber only, and for no other use or purpose.

By a Clause introduced into an Act, also passed in the 52d of the King, cap. 161, power was given to lay out in the purchase of Land fit for the growth of Timber; the Consideration received from the Earl of Westmoreland, for the Grant to his Lordship of the Interest of the Crown over part of Rockingham Forest, and which had been vested in the purchase of £17,867. 0. 8. Consolidated 3 per Cent. Annuities, and also any sums which should be received from the Trustees of the Marquis of Exeter, the Earl of Upper Ossory, and Mr. Finch Hatton, for similar Grants of the Rights of the Crown over other parts of that Forest.

ROCKINGHAM  
FOREST.

The Grant to the Trustees of Lord Exeter has since been made, and £1,556. 4. 2. the sum ultimately settled to be paid by them, as mentioned in our First Triennial Report, has been received.

The decision of the Arbitrators, mutually named between us and Lord Ossory, was, that the sum to be paid by his Lordship should be £1,968. 10. 1.; and the same having been paid accordingly, that Grant has also been completed.

Vide First  
Triennial Report,  
page 23.

These several sums of Money, together with certain other Sums arisen from the sale of Forestal Rights belonging to His Majesty, and of small parcels of Land in some of the Royal Forests, or from Manorial Rights, Quit Rents, or Lands belonging to the Crown, authorized to be sold under the Act of 48 Geo. III. cap. 72. have been carried to an Account raised in the Books of the Governor and Company of the Bank of England, intituled "The Account of the Commissioners of Woods, Forests, and Land Revenues, being the Navy Timber Nursery Fund;" as prescribed by the Act of the 54th of the King, cap. 70. The Money carried to this Account has been applied, under the authority of the Lords of the Treasury, in the purchase of Lands, the property of individuals, fit for the growth of Timber, or in the purchase of Rights of Individuals over Lands of that description already belonging to the Crown, and where the Reversion of such Rights was vested in His Majesty.

A Schedule of the Purchases which have been made, and of the Prices paid for the same, is contained in the Appendix to this Report.

Appendix, No. 30.

In the year 1813, after a very long negotiation and much discussion, both personally and in writing, with the Proprietors of Land in and adjoining to Windsor Forest, and with the Representatives in Parliament for the County of Berks on their behalf, an Act passed (53d Geo. III. cap. 148,) for vesting in His Majesty, in Severalty, certain parts of that Forest, and for inclosing the same; by which the Commissioners therein named on the part of His Majesty, and of the Owners and Proprietors of Estates, are required to allot to His Majesty, in satisfaction of His Forestal Rights, Nine 32d parts of the Waste Lands within the Forest, and to make a further Allotment of Two other 32d parts, within the Parishes and Liberties in which His Majesty, either in right of His Crown, or in His individual capacity, is interested as Lord of the Manor; and also to allot to His Majesty so much of the Waste as should be a fair compensation, in respect of any Freehold Property belonging to the Crown, having or exercising a Right of Common in and over that Forest.

WINDSOR FOREST.

The



The Commissioners have, we are informed, made considerable progress in the execution of the Act; but not having prepared their Award, we cannot yet state what number of Acres will be obtained in compensation for each of the respective Rights above mentioned.

Sundry small Allotments have, however, been already set out and sold, to raise Money for the purpose of carrying the Act into execution, and further Sales on that account to a very considerable extent will be necessary; as, in addition to the ordinary Charges incident to most Inclosure Acts for Commissioners and Surveyors, and for making Roads and Fences, there have been in the present instance very considerable Compensations awarded to the Lieutenant or Lord Warden, and other Officers of the Forest, in consideration of their several Offices being abolished.

After Provision shall have been made for all these Charges, by further Sales, there must still remain a very extensive Tract of Land, the absolute property of the Crown. One part of this Property will be applicable, as was intended and is expressed in the Act of Parliament, to the extension of Windsor Great Park. There is another part adjoining to the Royal Military College at Sandhurst, and to the Allotment to which that Establishment will be entitled, in virtue of the Estate already belonging to the Trustees of the College, which has, on former occasions, been used for Camps of instruction and evolution in time of peace, and which, it has been stated to us, it will be highly desirable to reserve in its present state; as we have been informed, that its vicinity to the College, should it hereafter be judged proper to form such Camps, will be highly useful to the successful prosecution of the system of Military studies established there. The Ground, from its formation and local advantages, we are given to understand, is particularly well adapted for the formation of such Camps; whilst, from the quality of the soil, which is ill suited either for tillage or the growth of oak timber, this mode of occasional appropriation will be attended with no detriment, either to its present value, as Pasture, in a state of Waste, or to the increase of Navy Timber within the Royal Forests. But, after providing for this object, as well as for the augmentation of the Great Park, we trust that there will still remain a large quantity of Land to be reserved for the growth of Navy Timber, for which the parts of the Forest nearest the Great Park are peculiarly calculated.

The time limited for cutting down the Timber belonging to His Majesty, on those parts which may be allotted to private Proprietors, was two years from the passing of the Act; but it having been found that the Allotments could not be ascertained within that period, the time for cutting down the Trees was extended by an Act of the last Session of Parliament, (55 Geo. III. cap. 122,) to 12 months after the making of the Award of the Commissioners, which by the same Act was required to be completed before the 28th day of June in the present year.

The Act of the 53d provided for the trial by Issues at Law of two very important Questions affecting the Interest of the Crown in this Forest; namely, a Claim by the Marquis of Downshire, that the Manor and Parish of East Hampstead, which are co-extensive, are exempt from the Laws of the Forest, and that His Majesty was not entitled to any Allotment within that Parish in respect of His Forestal Rights; and a similar Claim by Mr. Heavyside, as to the Manor and Parish of Sandhurst. Both these Questions have been tried; and, in the Case of that of the Marquis of Downshire, a Verdict was found for the Crown, subject to the opinion of the Court of King's Bench on the Documentary Evidence produced at the Trial. That opinion has not yet been obtained, and therefore no part of the Waste of the Parish of East Hampstead, containing about 3,000 Acres, has hitherto been allotted by the Commissioners. In the Case of the Manor of Sandhurst, the Waste of which contained 3,198 Acres, the decision has also been in favour of the Crown,



Crown, subject to a Compensation out of the Crown Allotment to Mr. Heavyside, for a Right established by him of cutting and selling Turves. The amount of this Compensation has been settled, by the Award of a Referee named by the Court, at Three sixty-fourth parts of the said Waste, or about 150 Acres.

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In Whichwood Forest, three Coppices, containing together 302 Acres, have been filled up, since the date of our last Report, with Oak Plants, of such an age as are likely, from the size at which they were put in, to become, by their subsequent growth, before the expiration of the nine years, during which period the Coppices remain inclosed, beyond the reach of deer or cattle, and consequently out of danger of being browsed by them; and the same course has been adopted in 11 Coppices, containing together 641 Acres, in Whittlewood and Salcey Forests.

WHICHWOOD,  
WHITTLEWOOD,  
AND  
SALCEY FORESTS.

In these cases, as well as in that of Dean Forest above mentioned, this Plan of transplanting Oaks of a considerable height promises to be attended with great success; and though it would never be advisable to resort to such a method in making extensive Plantations, which could be kept inclosed for an indefinite length of time, it is of great consequence to have ascertained that it will succeed in cases like the present, where no other method of raising a succession of timber could be adopted.

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In our First Report we mentioned, that we had directed a Survey to be made of the Forest of Exmoor, in the Counties of Somerset and Devon, and that we had particularly desired the Surveyors to report their opinion, whether there were any considerable Tracts of Land within that extensive Waste (computed to contain 22,400 Acres) which in their judgment might be fit for the growth of Oak Timber.

EXMOOR FOREST.

The substance of the Opinions which were received in answer to those Instructions will be found in our Report to the Lords of the Treasury upon the Memorials of Sir Thomas Dyke Acland, the former Lessee, praying that a further Grant or Lease might be made to him of that Forest; or that he might be allowed to treat for the purchase of the Inheritance in Fee: a Copy of which Report is inserted in the Appendix.

Appendix, No. 31.

Instead of adopting either of these methods for the future disposal of this Property, we were desired by their Lordships to negotiate with the Parties having or claiming Rights on the Forest, with a view to procuring an Act for the Division and Inclosure thereof, stipulating for an adequate Allotment to the Crown in Severalty, in lieu of all His Majesty's Rights and Interests.

We accordingly proposed terms to the several Noblemen and Gentlemen principally interested in the measure, which were afterwards taken into consideration at a Meeting at South Molton; when, after considerable negotiation and discussion, it was agreed that a Bill should be brought into Parliament, appointing Commissioners to survey and value the Forest, and that such Commissioners, after setting out Lands for repair of Roads, and Watering Places for Cattle, should allot to His Majesty such portion of the Forest as should be equal in value to Twelve 22d parts of the whole; and to Sir Thomas Acland (who had satisfactorily made out his Claim to the Tithes) 1-8th in lieu of Tithes, leaving the remainder to be allotted to the Owners of the Estates having Rights over the Forest.

An Act, to the above effect, passed in the last Session (cap. 138,) and, under the authority thereof, such progress has been made in the Survey of the Forest as, we



are informed, will enable the Commissioners to set out the Allotments to His Majesty, and to the Tithe Owner, in the course of the ensuing Summer.

According to the Reports of the different Surveyors who have viewed this Forest, there are extensive Tracts of Land therein, which, in their judgment, might be advantageously planted with Oak and other Forest Trees. If, after the Crown Allotment shall be set out, it shall be found, on a more careful investigation, to include any large Tracts of Land of this description, we shall propose that they should be reserved for the growth of Timber, and planted and inclosed, in the same manner as has been done with respect to other Lands acquired, in Severalty, from the Royal Forests above mentioned.

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BRECKNOCK  
FOREST.

According to the intention mentioned in our First Report, we were about to proceed, under the authority of the Act of the 48th of the King, cap. 73, to take measures for selling by auction the entire Interest of the Crown over the Great Forest of Brecknock; and, with that view, we had caused the same to be divided into 7 Lots, which were set out and measured by Mr. Hassall, an eminent Land Surveyor in that part of the country; but finding that a great impediment to the sale would arise in consequence of a Claim set up by the Homagers to depasture an unlimited number of Cattle on the Forest, we thought it expedient to suspend our proceedings until the question involved in that Claim could be determined by an Issue at Law.

An Information in the Court of Exchequer was accordingly filed, upon which the Parties very soon relinquished their Claim to the extent above mentioned, and agreed to confine it to the Right to depasture so many Cattle as they could maintain, in winter, on the lands in their respective occupations.

After this important point was settled, it was deemed, on full consideration of all the circumstances of this Forest, that instead of selling the Rights of the Crown, subject to the Claims of the Commoners, limited and defined as they were to the extent above mentioned, it would be more advisable to adopt the course followed with respect to Exmoor Forest, and to separate entirely, under the Authority of an Act of Parliament, the Rights and Interests of His Majesty from those of the Freeholders and Commoners.

For this purpose, an Act was passed in the last Session (cap. 190,) by which so much of the Act of the 48th of the King as related to the Sale of the Interest of the Crown over this Forest was repealed, and Commissioners were appointed for dividing and allotting the Forest, who are required, after setting out Allotments for Repairs of Roads, Watering Places for Cattle, Places for public Limestone Quarries, to be sold for Payment of Expences, and, in lieu of Tithes, to allot to His Majesty one full Moiety of all the residue of the Forest. In this Act, and in that for the division and inclosure of Exmoor Forest, provisions are contained for authorizing the Sale of the Allotments which, by virtue thereof, shall be made to His Majesty, and to place the Produce of such Sale to the Account, at the Bank, standing in the name of "The Commissioners of His Majesty's Woods, Forests, and Land Revenues being the Woods and Forests Fund." If, therefore, it shall be found inexpedient after a due enquiry and investigation, to retain any portions of either of those Forests for the purposes of planting, the produce of such Sales may be employed in the purchase of Woodlands more conveniently situated, and better calculated for that object.

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The above Enumeration comprises all the Royal Forests under our management, excepting Waltham, or Hainault Forest, in the county of Essex, and Sherwood Forest, in the county of Nottingham; towards the improvement of which, though both well calculated for the growth of Timber, no material arrangements have been made.

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In consequence of the steps which have been taken in the other Forests since the passing of the Declaratory Act of the 48th George III. above 25,000 Acres of Land then lying waste, and yielding no other profit to His Majesty than what might arise from the growth of the few Trees which might naturally spring up, have already been acquired for the cultivation of Navy Timber, exclusive of what may be obtained from Windsor Forest, or from the two Forests last mentioned, and without reckoning upon any parts of Exmoor or Brecon Forests.

The whole quantity of Land now appropriated to the growth of Navy Timber, including the Purchases made, the Freehold Woodlands of the Crown, and the portion of Needwood Forest reserved, appears to be about 38,000 Acres; to which there will be to be added what may be obtained from the Forests above named, and such further portions of Dean and New Forests as may be inclosed, when any of the present Plantations shall be of a sufficient height and growth to be thrown open.

Vide First  
Triennial Report.

According to the Statement contained in our former Report, 100,000 Acres would be required to furnish such a supply of Timber as would maintain the Navy upon its present scale; of which it was reckoned that about 60,000 Acres might be obtained from all the Royal Forests.

Towards making up the deficiency of 40,000 Acres, no method appears to us to be so desirable as that of purchasing all such Woodlands, or Lands well adapted for the growth of Oak Timber, as may be offered for sale, adjoining to or situated near any of the Royal Forests; provided such purchases can be made on fair terms. Our reason for recommending that these Purchases should be limited to Lands lying very near or adjoining to the Royal Forests, or to such other Plantations and Inclosures, appropriated for the cultivation and growth of Timber, as may now belong to the Crown, is, that such Purchases may be placed under the superintendence and management of our local Officers already in charge of those Plantations, without bringing upon the Public the expence of an increased establishment. If Purchases can be made of Estates so situated, and already containing Plantations of different sizes and ages, they will contribute to provide for the deficiency which must arise in the supply of the Navy from the present exhausted state of nearly all the Royal Forests, during the long period which must elapse before the time when the new Plantations lately made under our directions shall have arrived at maturity.

To provide the Funds necessary for making such Purchases, we think that, in addition to the existing powers of Sale under the different Forest and Land Revenue Acts, authority should be given to the Department of the Land Revenue, with the sanction of the Lords of the Treasury, to sell other Property of the Crown, selecting for such Sales whatever Estates may be found upon examination to be detached and distant from the more valuable portions of the Possessions of His Majesty, and from these or other circumstances to be least capable of improvement; and also parcels of Estates which may be divided by or intermixed with other Properties, so as to be of inconvenient or expensive management to the Tenants of the Crown.

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As



As the present condition of the Plantations hitherto executed is such as to enable us to state the Results of the different MODES of PLANTING which have been adopted, we think it may be generally useful, and important for the information of those who may have to direct and superintend future Plantations, either for the Public or on account of individuals, if carried on upon a great scale, to mention shortly the steps which have been taken, and the different success which has attended them.

It was stated in the Appendix to our First Report, that the general principle of the plan adopted for the Plantations first set out in Dean and New Forests was, to plant an intermixture of Acorns and Oak Plants, with a very small proportion of Spanish Chestnuts, so that, if either the Acorns or Plants should succeed, a sufficient number of young Oaks might be expected; and to plant no Trees of any other sort, except in spots where it should be thought that Oaks would not grow, and which it might be necessary to include, in order to avoid the Expence of circuitous fencing, or for shelter in high and exposed situations.

For the first two seasons after the new Plantations were commenced, no material deviation from this plan took place; but it was found, on frequent inspection of the Inclosures planted in this manner, that either from the destruction by birds and vermin, or from their being overgrown by the surrounding high grass and fern, or other causes, nearly the whole of the Acorns which were planted had failed; although in many places they had sprung up and looked very favourable during the first year. In the second, their general appearance was less healthy, and after that period very few were found to have survived. Seedling Oaks of one or two years growth were afterwards substituted for the Acorns; and in those places where the soil consists for the most part of loam, this plan has been attended with much better success than the planting with Acorns; but in the strong tenacious clay, a species of soil well adapted to the growth of Oak, and of which the soil of a great part of our Plantations consists, the Seedling Plants have also in many instances failed. In all cases, however, where Plants which had been previously transplanted from the Seed Bed, and kept in the Nursery from three to four years, have been made use of, a more complete success has attended our operations, and has fully justified us in recommending this mode in preference to other methods which have hitherto been tried.

In Plantations undertaken upon a smaller scale, where the Ground can be properly prepared by trenching or ploughing, and the young Plants can be kept free from furze, grass, and weeds, for the first few years, there is no doubt that either Acorns or Seedling Plants may be advantageously planted, and that their growth will be more rapid than in Plantations not possessing these advantages. Without calling in question, therefore, the soundness or validity of the numerous opinions in favour of one or the other of those methods, which were communicated to Lord Glenbervie in the answers to his printed Queries, inserted in our First Report, we are persuaded that those opinions had been formed upon a limited and partial experience, and where such a previous preparation of the Land had been resorted to; but in raising Plantations on so extensive a scale as that which has been pursued, and is still in progress, in the Royal Forests, where ploughing is in most instances impracticable, and the expence of trenching would be so great as to render it inexpedient, we are satisfied that vigorous Plants, of from three to five years old, must be looked to as the best means of forming such Plantations. This opinion has been adopted, after the most minute observation of various methods, tried in some instances, in the same Inclosure, and in Soil as nearly as possible of the same quality; and, in others, over extensive tracts of land, including a greater variety of soil, situation, and exposure, than could generally fall under the observation of any private individual.

With



With a view to the adoption of this system of Planting in what remains to be done, extensive Nurseries have been established in the several Forests, which are now abundantly provided with a succession of Plants sufficient to finish all the Inclosures hitherto set out, and to furnish a Stock for supplying any vacancies which, in the course of our future annual inspections, may appear to us to require to be filled up or replanted in consequence of any partial failure.

THE Amount of Expences actually incurred in clearing the Land from furze and bushes, in forming Nurseries, in fencing, draining, and planting, and in erecting Cottages for the Woodmen, since the year 1808, when the first Inclosures were set out in New Forest, after the passing of the Act of the 48th Geo. III. is as follows :

	£	s.	d.
Dean Forest - - - - -	59,172	5	10
New Forest - - - - -	38,225	15	6
Bere Forest - - - - -	8,778	7	6
Alice Holt Forest - - - - -	6,676	2	5
Whichwood Forest - - - - -	1,538	4	6
Whittlewood and Salcey Forests - - - - -	467	10	10
Parkhurst Forest - - - - -	380	0	0
Delamere Forest - - - - -	3,565	18	4

In the year 1813 our attention was called to the means of improving the DURABILITY of Oak Timber, by a reference to us, from the Lords of the Treasury, of a Communication from the Department of the Admiralty on that important subject.

It had been at all times a prevailing opinion that the quality of Timber felled in winter is better than if cut during the spring or summer, when the sap is in motion; and experiments, with a view to ascertain the truth of this opinion, in regard to Oak, appear to have been tried, on various occasions, under the direction of the Naval Departments of Government; but partly from the difficulty (incident to the nature of the enquiry) of ascertaining with any degree of accuracy the ultimate result of such Experiments, and still more perhaps from the great loss in the value of the Bark which would be occasioned by felling Oak in winter, the practice had never prevailed to any extent.

With the view of obviating this loss, it was proposed that the Bark should be stripped in the spring from the Trees standing, leaving them to be felled in the ensuing or some subsequent winter; and after a Correspondence on the subject between this Board and the Boards of Treasury and Admiralty, Copies of which will be found in the Appendix, this Plan has been for the present adopted for all the Timber to be felled in the Royal Forests for the use of the Navy; and an additional price of Five shillings per Load has been ordered to be paid for all Timber so stripped and felled, in reimbursement to the Funds of this Department of the increased expence which attends this method.

Appendix, No. 32.

According to the plan which had been hitherto pursued, of providing for the Maintenance and Repairs of His Majesty's Lodges and other Buildings in the several Parks and Forests belonging to the Crown, this branch of the Public Service was carried on under our direction and management, and a regular Architect with a Salary was attached to our Office in the Department of Woods for that purpose.



But it could not escape our notice that there existed in that Department no sufficient means, either of determining on the expediency or necessity of the Works which we were frequently called upon to undertake, or of checking the Estimates submitted to us under that head of Charge, and of determining on their fitness and amount; and that we were also unprovided with any adequate assistance or establishment for superintending the proper and economical application of the Funds which we were directed to lay out in pursuance of such Estimates, or to check and audit the details of the Expenditure when it had been incurred.

The Lords of the Treasury, therefore, thought it right, immediately on the establishment of the new Board of Works, to direct, by their Minute of the 10th February 1815, that the control and superintendence of such Alterations and Repairs as may become necessary in future to those Buildings should be undertaken by the Surveyor General of Works; but that the Expence attending them should, nevertheless, still continue to be defrayed out of the Funds under our management. On the other hand, it was determined that the forming, maintaining, and keeping in repair of the Roads and Fences of the several Parks and Forests, and all other matters connected with the soil and inclosure of them, which had hitherto been under the Board of Works, should be transferred to our Department.

By this arrangement, both the expediency of undertaking any Repairs or Alterations in the Buildings within His Majesty's Parks and Forests, and the Responsibility of controlling the execution of Works of this description, have devolved to the superintendence of an Office possessing all the means of performing those duties, with an accuracy of detail, and vigilance of investigation, which their importance seems to require.

As soon as this change was carried into effect, the Office of Architect to the Department of Woods, held jointly by Mr. Nash and Mr. Morgan, was abolished; and the Salary annexed to it has been discontinued.

Office of Woods, &c.  
18th March 1816.

W. HUSKISSON. (L. S.)  
W<sup>m</sup> DACRES ADAMS. (L. S.)  
HENRY DAWKINS. (L. S.)

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A P P E N D I X.

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A SCHEDULE of all LEASES of LAND ESTATES and MINES, belonging to the CROWN, granted by the Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; Showing the Lessees; The Terms granted; The annual Value of the Premises, as returned on oath of the Lessees; The annual Value of such parts thereof as had not been before in Lease. Considerations such Leases have been made:—And showing also, the annual Value of such parts of Rents reserved, and Fines paid, for the preceding Leases thereof.—In TWO CLASSES:—Class I. Comprising the Leases of such parts thereof as had not been before in Lease.

[Note.—IN the instances distinguished by an Asterisk (\*), in which the former Leases comprised *other* Tenements or Fines, is inserted in the last column.]

CLASS I.—Comprising Leases of Lands and

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1814. April 30.	BUCKINGHAMSHIRE. A Messuage and Lands, called Saddock's Farm, at Eton Wick	Thomas Buckland, Esq.	30 years and 110 days, from June 1809.
1815. February 10.	CAMBRIDGESHIRE: The Ground whereon the old Palace at Newmarket formerly stood, with several Tenements thereon; also, Six Parcels of Pasture Land, containing together 9A. 1R. 37P.; and a Messuage, called Little Hare Park Lodge, with the Gardens, Stables, and other Buildings thereto attached, near Newmarket	John Henry Manners, Duke of Rutland	30½ years, from 5th April 180
1813. January 16.	CHESHIRE: The Hundred of Bucklow, with the Courts and Privileges thereto belonging	Wilbraham Egerton, Esq.	30½ years, from 5th April 1811
1813. December 4.	CORNWALL: The Manor of Rialton and Reterth, with divers Messuages, Lands, and Hereditaments; also, the Bailiwick of the Hundred of Petrockshire, alias Pidershire, alias Pider, and all Courts thereto belonging	Thomas Rawlings, Esq.	27 years and 64 days, from August 1814.
1813. January 16.	CUMBERLAND: The Site of the late Monastery, or Priory, of Lanercost, with divers Messuages and Lands thereto belonging	Frederick, Earl of Carlisle	30 years and 255 days, from 21 January 1807.
1814. September 30.	FLINTSHIRE. All Mines of Lead, Coal, Copper, and other Minerals, within or under certain Lands (commonly called Trelogan Mountain) lying in the Parish of Llanafaph, within the Lordship or Hundred of Prestattin	James Ewer, Esq.	28 years and 349 days, from 21 October 1813.
1815. December 2.	HERTFORDSHIRE. The Manor of Hitchin, with the Courts, Tolls Profits, and Royalties	Anthony Rhudde, Esq.	27 years and 255 days, from 21 January 1816.



C I.

between the time of making, to the Legislature, the First Report, and the time of making the Second Report, the Dates of the said Leases; The Tenements or Hereditaments comprised therein; The Names of the Surveyors employed to survey the same; The Rents reserved; The Fines paid; and upon what other Premises as had been before in Lease, by the last preceding Surveys, or other Accounts; and the Class I. Comprising the Leases of such parts of the Premises as had been before in Lease:—

Hereditaments besides those contained in the new Leases, a proportionable part of the former annual Values, Rents, and the Columns of this Schedule.]

Hereditaments which had been before in Lease.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Survey on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
60 — —	148 13 9	- - -	{ £100 at the least to be expended by the Lessee in building a new Barn - - - }	120 10 —	15 1 3	190 — —
28 18 —	118 18 6	- - -	{ The Reservation of the Standing of Six Coaches, for the use of His Majesty, His Heirs and Successors, when and as often as His Majesty, His Heirs and Successors, or any of them, shall be at Newmarket; also, the Reservation of the Forge there, with the Appurtenances, now or late in the occupation of the Keeper of His Majesty's Running Horses - - - }	112 — —	10 13 4	150 — —
3 10 —	3 10 —	- - -	- - - - -	- - -	2 10 —	—
362 17 3½	1,292 10 6	- - -	- - - - -	*684 13 6	96 11 8	4,571 13 2
424 1 8½	399 7 —	- - -	- - - - -	213 7 —	40 — —	300 — —
uncertain.	{ 1 3 4 and 2 — — for every Ton of Lead Ore, 1 — — for every Ton of Calamine, and — 10 — for every Ton of Zinc; and ½th part in Value of all other Ores, &c. to be raised from the Premises - - }	- - -	{ The Lessee to lay out such Sums in the erection of Engines, and other necessary Machinery, as, in the opinion of a competent Mine Agent, shall be requisite for the proper working of the Mines (under a Penalty of £4,000.) - }	- - -	{ 1 3 4 and 1 10 — per Ton for Lead Ore. — 15 — per Ton for Calamine, and ¼th part of all other Minerals, }	
108 4 9¼	98 17 6	- - -	- - - - -	*57 5 2	38 13 8	24 16 —



No. 1.

CLASS I.—Comprising Leafes of Lands and

Dates of Leafes.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS
HUNTINGDONSHIRE.			
1815. April 8.	Divers Lands within the Manor of Staughton Magna -	George Parker, Esquire. -	For his own life, and that of Elizabeth his Wife -
November 8.	Divers other Lands within the said Manor - -	{ Sir John C. Throckmorton, Bart. and Stephen Lushington, LL.D. -	For the life of Major Genl Denzil Onflow, and that of Sir John Cope, Bart. - -
10.	The Manor of Staughton Magna, with certain Demefnes Lands thereto belonging - - - }	Major General Denzil Onflow -	The like term - -
KENT.			
1813. December 7.	The Site of the Manor and Manor Place of Gillingham, with divers Lands thereto belonging - - }	Multon Lambard, Esq. - -	27½ years, from 5th April 1811 -
1814. October 10.	The Liberty of laying down Mooring Chains in the River Thames, at a Place called Northfleet Hope, near Northfleet; and of taking Rates or Duties for the Mooring of Ships and Veffels thereat, not exceeding 3d. per ton per week, but subject to regulation by the Treasury - - - }	Sir William Frazer, Bart. and others -	31 years from the date - -
LANCASHIRE.			
1815. December 2.	The Manor of Muchland, and a Piece of Woodland called Sea Wood Coppice, parcel of the Demefnes of the said Manor - - - }	Michael Knott, Gentleman -	31 years from Candlemas 1806 - - - }
16.	A Farm called Sea Wood Farm, also parcel of the same Manor - - - }	Isaac Daniel - - -	26½ years, from 5th April 1806 - - - }
LINCOLNSHIRE.			
1812. March 5.	The Manor of Langton juxta Horncastle, with divers Messuages and Lands in Langton, Horncastle, Woodhall, and Thornton - - - }	John Bonner, Gentleman -	31 years, from 10th October 1808 -
1814. September 30.	The Manors of Whapload and Moulton, with divers Messuages and Lands in the said Manors - - }	Sampson, Lord Eardley - -	{ 20 years and 216 days, from March 1814 - }
1815. February 4.	A Ferry from Barton-upon-Humber to Hull, and a small Parcel of Land in Barton - - - }	The Mayor and Burgeffes of Kingston-upon-Hull - - }	21 years, from 10th October 1801 -
MIDDLESEX.			
1813. April 2.	A Messuage, with divers Pieces of Land lying by the River Thames, between Kington Bridge and Hampton Court, containing 11A. 3R. 1P. being part of Hampton Bargeway; and a Toll-gate, with the Tolls thereof - - - }	The Mayor and Commonalty and Citizens of the City of London }	30½ years, from 5th April 1801 -



Hereditaments, which had been before in Lease—*continued*.

No. 1.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for the NEW LEASES.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
- - -	60 1 9	- - -	The Surrender of the preceding Lease held for the Lives of Earl Ludlow and General Ludlow; the relinquishment of a Claim to a Sum of £901. 10. 10. found due for Money expended on the Inclosure of the Estate; and a Stipulation that the Lessees shall not, on payment of their Rent, have any Allowance for Land Tax - - -	- - -	- - -	- - -
104 - -	24 2 11	- - -		498 12 8	61 16 4	820 - -
- - -	23 8 4	- - -		- - -	- - -	- - -
432 - -	406 17 -	- - -	- - -	*144 1 7	18 - 2½	716 - -
Not ascertainable	1 - - and a Moiety of the clear Surplus of the Rates or Duties to be received for the Mooring Ships and Vessels, after deducting the cost of laying down the Chains, and the annual Expence of maintaining the same	- - -	The Surrender of the existing Lease; and to have two of the said Chains, of sufficient Strength for first-rate Ships, at all times ready for mooring Ships of War gratis, on receiving 24 hours previous notice. The Surrender was accepted, and the new Grant made, by reason that the Produce of the Rates or Duties of 1½d. per ton per week, authorized by the former Grant, was found, in receipt, very inadequate to the reimbursement, during the term granted, of the charges of making, laying down, and maintaining the Chains -	Not ascertainable	1 - - and a Moiety, &c. as in the present new Lease -	-
306 5 7¼	224 17 0 116 4 6	- - -	- - -	* 62 13 3	- 2 2½	-
610 19 2	600 - - -	- - -	£700 to be expended by the Lessee in Repairs and new Buildings, whereof the sum of £347 is to be allowed to him by the Crown, upon completing the same -	283 10 0	35 8 9	500 - -
705 4 2	2,171 - 3	- - -	The Fines on Admission to Copyhold Tenements held of these Manors (estimated at the yearly sum of £19. 17. 9.) to be collected by the Lessee, and accounted for before the Auditor, and the Net Produce to be paid to the Receiver of the Land Revenue -	997 7 9¼	37 17 4½ 75 13 8½	1,980 - -
253 4 -	236 5 7	- - -	- - -	45 - -	22 2 -	80 - -
110 - -	196 10 -	- - -	The Expence of protecting the Fence of Hampton Court Park, adjoining the Premises, by Guard Posts, wherever the said Fence shall become exposed to injury, from whatever cause, during the term -	60 - -	7 10 -	140 - -

(continued)



No. 1.

CLASS I.—Comprifing Leafes of Lands

Dates of Leafes.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	NORFOLK.		
1814. October 1.	The Site of the Manor of West Walton, and all Lands thereto belonging - - - - }	Elizabeth Clark, W <sup>o</sup> , and Robert Abbott, (Executors of Will <sup>m</sup> Clark, deceased) - - }	31 years, from 10th October 1
	NOTTINGHAMSHIRE.		
1815. Nov. 25.	The Manor of Newark, and fundry Messuages and Lands thereto belonging ;  Also,  Several Clofes of Land, Parcel of the Manor, and formerly in lease to Thomas Heron - - }	Henry Pelham, Duke of Newcastle	30½ years, from 5th April 1806
	SURREY.		
1812. April 16.	The Manor of East Moulsey, with divers Lands and Hereditaments thereto belonging - - }	Sir Thomas Sutton, B <sup>t</sup> ; and Sir Benjamin Hotham, Knt. Executors of the late Thomas Sutton, Esq. - - }	{ 30 years and 131 days from June 1810 - - }
1814. June 14.	The Manors of Chertsey, alias Chertsey Beomond, and Hardwich, alias Hardwick, with the Sites thereof, and divers Demesne Lands and new Allotments thereto belonging ; - - - - }  And  Also, the Hundred or Half Hundred of Godley, with the Courts and Profits thereof - - - }	His Royal Highness Frederick } Duke of York - - }	31 years, from 10th October 1
1815. January 28.	A Messuage and Lands, called Winterhouse Farm, in the Parish of Esher - - - - }	George Burchett, Esq. - -	{ 29 years and 147 days from May 1813 - - }
	YORKSHIRE.		
1813. August 4.	The Manor or reputed Manor of Northstead, consisting of divers Farms and Lands within the Parish of Scalby, near Scarborough - - - - }	Richard Lowndes, Esq. -	{ 27 years and 342 days, from November 1810 - }
1814. March 7.	A Messuage and Lands at Ryhill, in the Parish of Wragby - - - - }	Robert Wright, Esq. - -	{ 20 years and 146 days, from 17th May 1812 - }
1815. March 25.	The Manor of Ayefgarth, alias Akefgarth, with the Courts and Profits thereof, Mines, Wastes, and Appurtenances thereto belonging - - - }	Thomas Philip, Lord Grantham -	{ 29 years and 97 days, from July 1813 - - }
—	The Manor of Hooton, and divers Lands within the same, in Gifborough - - - - }	Jane Robinson, Sp <sup>r</sup> - -	21 years, from 5th April 181
April 8.	A Messuage and Lands, called Galleyhill House Farm, within the said Manor of Hooton - - - }	George Adam Askew, Esq. -	The like term - -



Hereditaments which had been before in Lease—*continued*.

No. 1.

ON NEW LEASES.				ON PRECEEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
23 — —	284 6 6	- - -	- - - - -	120 15 6	11 6 8	600 — —
2,22 19 8	2,026 1 —	2,567 — —	- - - - -	{ 482 11 2½ 28 — —	{ 38 1 4½ 66 4 4 40 — — 3 5 —	{ 200 — — 55 — —
5 — —	371 16 —	- - -	- - - - -	203 10 1½	18 2 6	450 — —
2,3 15 4	2,753 11 —	- - -	- - - - -	1,102 18 11	211 13 3	8,054 — —
<i>Note.</i> —The last Lease of this Estate included some other Premises, which have been recently sold under Acts authorizing such Sales; but the proportions of the above stated Annual Value, Rent, and Fine, applicable to those Premises, cannot be ascertained.						
11 — —	94 2 —	- - -	- - - - -	50 — —	6 5 —	160 — —
50 12 —	1,000 — —	- - -	- - - - -	380 7 2	51 7 6½	350 — —
11 8 2	137 7 —	- - -	- - - - -	15 10 —	2 13 2	30 — —
15 10 {	{ £21 15 10 and 15s. per fether for Lead Ore, and 1/10th part of all other Ores.	{ - - -	{ - - - - -	{ £2 — — besides the Mines which were uncertain.	{ — 10 — and 15s. per fether for Lead Ore, and 1/10th part of all other Ores.	{ —
5 18 6	537 9 —	- - -	- - - - -	184 15 —	30 6 8	800 — —
1 16 8	121 12 7	- - -	- - - - -			
7 10 10¾	13,471 8 10	2,567 — —		5,849 8 10¼	943 19 4¼	20,171 9 2



No. 1.

Class II.—Comprising Leases of Land

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERM.
	NORFOLK.		
1814. February 12.	All Tithes (except Tithes of Corn and Grain) arising within the Parish of Stoke, otherwise Stoke Ferry - }	Rev. Hardy Robinson - -	31 years from 5th July 1811
October 4.	Several Parcels of Land in Marshland Fen, in the Parishes of Emneth, West Walton, Walsoken, and Tilney All Saints; being the Allotments awarded to His Majesty, under the Marshland Smeeth and Marshland Fen Inclosure Act, 36 Geo. III. - - - }	Thomas Beam - - -	28 years from 10th October 1810
	SURREY.		
1813. January 5.	A House, called Try's Lodge (formerly a Keeper's Cottage), with the Offices and Gardens thereto belonging; and Seven Parcels and Allotments of Land thereto adjoining containing in the whole, 16A. OR. 9P. late part of the Great Common or Waste, within the Manor of Chertsey Beomond - - - }	Thomas, Lord Cranley (Out Ranger of Windsor Forest) - }	31 years from the date

## Appendix, No. 2.

REPORT of the Commissioners of Woods, &c. proposing that the Woodlands belonging to the Crown Estate in Gillingham, in the County of Kent, should be reserved out of any new Lease of that Estate, and that they should be authorized to treat for the immediate Surrender of the remaining Interests under the existing Crown Lease thereof, and that the same should be appropriated to the Growth of Navy Timber; and Treasury Letter approving thereof.

MY LORDS,

Office of Woods, &amp;c. 16th September 1811

HAVING had under our consideration the Memorial of Multon Lambard, Esq. referred to us by your Lordships' commands, in Mr. Harrison's letter of the 21st August 1810, praying for a renewal of his Lease of the Estates belonging to His Majesty, at Gillingham, in the County of Kent, we find, that part of the Estate consists of Woodlands, containing about 289 acres, much the greater portion of which Woodlands is adapted for the growth of Oak, and the whole within about three miles of the Dock-yard at Chatham. In these most favourable circumstances, we beg leave to propose, That the said Woodlands should be reserved out of any new Lease to be granted of the said Estate, and put under the management of our Board, in our Department of Woods and Forests; and as there are between three and four years still to run of the existing Lease, and it is of importance that the cultivation of all the Government Nurseries for Navy Timber should be continued with as little delay as possible, we further recommend, That we may be authorized to treat with Mr. Lambard, according to what was done in the Cases of Whitemead in Gloucestershire, and of Eltham in Kent, for the Surrender of his remaining Interest in the Woodlands in question, either as a separate transaction, or as part of the Arrangement to be made with him for the renewal of his Lease of the rest of the Estate.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE  
W. D. ADAMTo the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.



Hereditaments which had not been before in Lease.

No. 1.

Annual Value per Surveys on Oath.	Rents reserved in the Leases.	Fines paid for the same.	Other CONSIDERATIONS for the LEASES.
£ s. d.	£ s. d.	£ s. d.	
276 18 6	— 10 — and one Moiety of the clear Yearly Produce of the Premises, to be accounted for and paid to the Incum- bent for the time being of Stoke Ferry Perpetual Curacy.	- - -	The pains and trouble of the Lessee, in discovering the Title of the Crown to the Premises.
176 19 —	173 — —	- - -	£600, at the least, to be expended in erecting a substantial double Cottage, with a Granary, Barn, and other proper Offices, whereof the Sum of £300, in addition to the Sum of £91, heretofore accrued as Mesne Profits of the Premises, is to be allowed by the Crown, upon the same being completed; also, to plant at least Eight Acres of the Land with Ash, Fir, and other Forest Trees, for which an Allowance is to be made, to the Lessee, at the expiration of the Term; and the expence of dividing the Allotments into Seventeen Parcels, by proper Drains from eight to ten feet wide, and of erecting proper Gates, Posts, and Rails, for the Inclosure thereof.
53 — —	53 — —	- - -	Note.—The Whole of the Crown's Interest in these Premises has since been sold to Herbert Taylor, Esq. Vide Schedule of Sales, No. 8, in this Appendix.
506 17 6	226 10 —	—	

Appendix, No. 2.

MY LORD, AND GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury, your Report of the 16th Instant in the Memorial of Multon Lambard, Esq. praying for a renewal of his Lease of the Estate belonging to His Majesty, at Gillingham, in Kent, wherein you state, that the same consists partly in Woodlands, containing about 289 acres, admirably suited for the growth of Oak, and proposing that they should be reserved out of any new Lease to be granted of the said Estate, and put under the Management of your Board, and recommending as there are between three and four years still to run of the existing Lease, and it is of importance that the cultivation of all the Government Nurseries for Navy Timber should suffer as little delay as possible,) that you should be authorized to treat with Mr. Lambard for the present Surrender of his remaining Interest in the Woodlands in question, either as a separate transaction, or as part of the arrangement to be made with him for the renewal of his Lease of the rest of the Estate; I am commanded by their Lordships to acquaint you, that they are pleased to approve of your treating with Mr. Lambard for the object suggested by you, and in such manner as may seem to you most eligible.

I am,  
My Lord, and Gentlemen,  
Your most obedient Servant,

Treasury Chambers,  
20 September 1811.  
The Commissioners of Woods, &c.

Rd Wharton.



A SCHEDULE of all LEASES of Messuages or Tenements, and Curtilages, belonging of making the Second Report, of the Commissioners of His Majesty's Woods, Forests, and Land the Lessees; The Terms granted; The annual Value of the Premises, as returned on oath, by the against Fire; and upon what other Considerations such Leases, respectively, have been made: by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid, for the Premises as had been before in Lease:—Class II. Comprising the Leases of such Parts there

[Note—In the Instances distinguished by an Asterisk(\*), in which the former Leases comprised *other Houses* is inserted in the last Th

## CLASS I.—Comprising Leases of Messuages

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
BUCKINGHAMSHIRE.			
1814. May 2.	A Messuage, called The Christopher Inn, and divers } Parcels of Land, in Eton - - - }	The Provost and Fellows of Eton } College - - - }	40 years and 52 days, from 19th August 1808 -
ESSEX.			
1814. March 28.	A Messuage, called Wallwood House, and about 39 Acres } of Land in Low Layton - - - }	Robert Williams, William Wil- liams, and Thomas Lane, (Ex- ecutors of Robert Williams, Esq. deceased) - - - }	93 years and 171 days, from 16th October 1809 -
MIDDLESEX.			
1811. November 30.	Six Messuages on the North Side of Norris-street - }	Thomas Milbourne Banister, Gen- tleman, at the Nomination of Thomas Banister, Esq. - }	60 years and 97 days, from 5th Jul- 1809 - -
1812. March 5.	Two Messuages in Duke-street, Westminster - }	Lord Viscount Palmerston, His Majesty's Secretary at War, at the Nomination of the Right honourable Granville Leveson Gower, commonly called Lord Granville Leveson Gower, late- ly Secretary at War, (in Trust, for the use of the Public) - }	25 years, from 5th April 1809
April 16.	Two Messuages on the South side of Mary-le-bone-street	Alexander Mackenzie - -	21½ years, from 10th October 18
June 26.	Ground, on the East side of Saint James's Park, adjoining } to Houses in Duke-street, Westminster, with sundry } Rooms and Offices erected on part thereof - - }	General Felix Buckley - -	61 years, from 5th April 1796
—	A Messuage, on the South side of New Street, Spring- } garden - - - }	Peter William Baker, Esq. - }	43 years and 113 days, from 19th June 1828 - -
—	A Messuage on the North side of New-street, Spring- } garden - - - }	James Macdonald, Esq. - }	Part of the Premises for 39 days from 26th February 1828, and the whole for 44 years, from 5th April 1828 - -
—	A Messuage in Market-street, Saint James's; and a } Messuage behind the same, in Black Swan-court - }	Mary Elizabeth Lonsdale, Widow,	50½ years, from 5th April 1821



o. 3.

the Crown, granted between the time of making, to the Legislature, the First Report, and the time  
Revenues ; Showing, The Dates of the said Leases ; The Premises comprised therein ; The Names of  
Surveyors employed to survey the same ; The Rents reserved ; The Fines paid ; The Insurances to be made  
and showing also, The annual Value of such Parts of the Premises as had been before in Lease,  
preceding Leases thereof.—In TWO CLASSES ; viz. Class I. Comprising the Leases of such Parts of  
as had not been before in Lease.

(Amounts besides those comprised in the new Leases, a proportionable part of the former annual Values, Rents, and Fines,  
Columns of this Schedule.]

Improvements, which had been before in Lease.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value, per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
76 — —	104 4 —	893 — —	- - -	£150 Repairs - - -	90 — —	4 5 —	200 — —
07 — —	102 10 —	- - -	3,200 — —	{ £ 4,800 to be expended in building a new House upon the Premises - - - }	*97 14 —	12 4 3	123 12 —
32 — —	112 16 —	1,030 — —	3,800 — —	£950 Repairs - - -	170 — —	19 10 —	240 — —
03 — —	126 9 —	891 — —	2,600 — —	£800 Repairs - - -	*127 12 —	{ 7 — — 4 — — }	{ 61 12 —
02 — —	93 9 —	- - -	1,800 — —	{ Power to resume the Premises at any time - - - }	60 — —	3 2 6	110 — —
14 10 —	34 13 6	- - -	- - -	- - -	24 12 6	{ 9 12 6 and — 6 8 }	{ 50 — —
70 — —	105 15 6	392 — —	2,000 — —	- - -	*75 19 9	12 9 3	57 6 8
5 — —	{ 2 14 2 from 26th Feb'y 1828 to 5th April 1828 ; and 78 1 6 afterwards. }	301 — —	1,600 — —	£150 Repairs - - -	760 17 11	9 19 9	45 19 —
50 10 —		201 — —	1,200 — —	£200 Repairs - - -	*46 10 9	5 16 4	35 11 9



No. 3.

CLASS I.—Comprifing Leafes of Meffuages

Dates of Leafes.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1812. June 26.	MIDDLESEX—continued. A Piece of Ground on the South-side of High Holborn, } whereon three old Houfes lately flood - - } And, A Piece of Ground on the South fide of High Holborn, } { and East end of Broad-ftreet St. Giles's, whereon one } old Houfe lately flood : - - - } Alfo, Two Pieces of Ground on the South fide of High Hol- } born, and one Piece on the East fide of Drury-lane, } whereon four old Houfes lately flood - - - } And, A Meffuage on the East fide of Drury Lane ; - - } Alfo, A Piece of Ground on the South fide of High Holborn, } whereon three old Houfes lately flood : - - } And, A Piece of Ground on the East fide of Drury-lane, } whereon one old Houfe lately flood - - - }	- - - - } - - - - } William Cleaver and Edward } Cleaver - - - }	- - - } 80 years, from 5th April 1807 } - - - } 76 years, from 5th April 1811 } - - - } 72 years, from 5th April 1815 }
August 12.	A Meffuage on the South fide of Jermyn-ftreet - -	Joseph Walker - -	29 $\frac{3}{4}$ years, from 5th Jan. 1813
—	A Meffuage on the Weft fide of Bury-ftreet, St. James's {	James Cox, in Truft for the Pur- } pofes of the Will of Patrick } Paul Oxley, deceased - - }	52 $\frac{1}{2}$ years, from 5th April 1817
—	One Meffuage on the South fide of New-ftreet Spring- } garden - - - - }	Mrs. Elizabeth Jones - -	39 days, from 26th Februar } 1828, for part of the Premifes } and, } 23 $\frac{1}{2}$ years, from 5th April 182 } for the whole - - }
—	A Meffuage on the East fide of Bury-ftreet - - }	William Robinson, at the nomi- } nation of Lieutenant General } Thomas Davis - - }	61 years, from 10th October 18
28.	A Meffuage on the East fide of Great Tower Hill {	William Cooper, Efq. Solicitor to } the Customs, in Truft, for the } Board of Customs - - }	58 years and 262 days, from 21 } January 1814 - - }
September 14.	An old Meffuage on the East fide of of Eagle-ftreet - } And, } Two old Meffuages on the South fide of Piccadilly, and } East fide of Eagle ftreet - - - }	- - - - } Ann Pilton, Widow - - }	9 $\frac{1}{2}$ years from 5th April 1813 } And the whole of the Prem } for 70 $\frac{1}{2}$ years, from 10th Oc } ber 1822 - - }
—	Three Houfes on the South fide of Pall Mall - -	Edward Cox, Efq. and others -	{ 54 years and 284 days, from 30 } December 1817 - - }
October 17.	A Meffuage on the South fide of Jermyn-ftreet -	John Oyfton - -	50 $\frac{1}{2}$ years, from 5th April 1822
—	A Piece of Ground on the South fide of Piccadilly, with } two Meffuages lately erected thereon - - }	William Tyler - -	61 years, from 5th April 1809



ements which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.			
Annual Value per Survey Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c	Rents reserved in last Leases.	Fines paid for last Leases.	
s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	
- -	A Pepper Corn until 10 Oct. 1808;	- - -	- - -	- - - - -	60 0 0	7 7 6	40 - -	
1 0	thenceforth £83. 1. 8. until 5 April 1811;	- - -	- - -	- - - - -	25 - -	3 - -	15 - -	
- -	thenceforth £135. 11. 8. until 10 Oct. 1812;	- - -	- - -	- - - - -	- - -	- - -	- - -	
18 0	thenceforth £335. 0. 0. until 10 Oct. 1816;	- - -	- - -	On the Mes- suage in Dru- ry-lane £800. 0. 0. And on the new Buildings sums equal to two-thirds of the Cost of erecting and finishing the same, being at least £10,000. 0. 0.	£200 in Repairs of the Messuage in Drury-lane; And £15,000, at the least, to be ex- pended in erecting Ten new Houses, and other Buildings, on the said pieces of Ground; setting back the fronts thereof towards Holborn, so as to en- large the width of that street to 41 feet.	100 - -	12 10 -	35 - -
2 10 -	thenceforth until the end of the Lease, £423. 12. 0. and £40. 18. 0. from 5 April 1812, in respect of Land Tax redeemed by the Crown.	- - -	- - -	- - - - -	38 - -	6 2 6	40 - -	
1 3 -								
1 B. The and Rents correspond to the value of the Materials of the Houses.								
- - -	19 12 0	134 - -	500 - -	£150 Repairs - - - -	*22 9 4	2 12 6	83 - 6	
- - -	24 19 6	152 - -	800 - -	£100 Repairs - - - -	28 - -	3 15 -	45 - -	
- - -								
15 - -	{ £5. 13. 1. for the first 39 days, and afterwards, £108. 13 0. }	333 - -	2,500 - -	- - - - -	*82 7 10	13 10 3	62 3 3 $\frac{1}{4}$	
- - -	25 - -	256 - -	700 - -	£60 Repairs - - - -	*21 - -	3 5 -	25 - -	
- - -	78 7 6	662 - -	2,000 - -	£200 Repairs - - - -	*44 2 -	5 13 3	127 13 2	
- - -								
7 11 6	{ £9. 6. 0. until 10 Oct. 1822; thenceforth a Pepper Corn for the next year ending 10 Oct. 1823; and £35. 0. 0. afterwards. }	- - -	1,000 - -	{ £1,500 to be expended, before the expiration of two years from 5 April 1813, in erecting one sub- stantial Messuage on the Ground occupied by these three Houses }	*4 11 11	- 5 3	2 3 -	
Annual Value of Ground including old Materials.								
- - -	219 16 -	1,511 - -	6,000 - -	£1,100 Repairs - - - -	*180 - -	17 10 -	378 19 -	
- - -	28 15 6	158 0 0	700 - -	£50 Repairs - - - -	*15 6 8	1 6 3	25 - -	
- - -								
9 13 10	{ A Pepper Corn for the first year, and £47. 1 6. afterwards. }	- - -	1,500 - -	{ £2,900 expended in erecting the new Houses - - - - }	50 - -	8 2 6	40 - -	



No. 3.

CLASS I.—Comprising Leases of Messuages

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX—continued.			
1812. October 17.	A Messuage and Garden, with Stables and other Offices, on the North-west side of the Passage from Spring Garden-street into St. James's Park, and a Right of Way to the said Premises through Red Lion Stable-yard, in Cockspur-street - - - Also, A Small Tenement in Spring Garden-street, at the North-west corner of the said Passage - - -	Henry Earl of Uxbridge, and Edward Boodle, Esq. Trustees named in the Will of Frederick Augustus, late Earl of Berkeley, deceased.	To hold the small Tenement for 6 years and 145 days, from 21 August 1815, and to hold all the Premises for 28 years and 270 days from 13th January 1822.
November 28.	Divers Coach-houses and Stables, with Rooms over the same, in Red Lion yard, near Cockspur-street, Charing Cross - - - - -	David Morley and Atkinson son Morley, at the nomination of Thomas Valance - - -	56 years and 227 days, from 21 August 1815.
—	An Old Messuage and a Stable on the South side of Piccadilly - - - - - Also, One other Messuage on the South side of Piccadilly, And, Two Messuages on the North side of Jermyn-street - - -	- - - - - William Farmer - - - - - - - - - -	- - - - - 80 years from 5th April 1811. - - - - -
30. 1813. January 2.	A Messuage in Scotland-yard - - - - - Two Buildings, two Stories in height each, comprising a Carpenter's Shop, Warehouse, Carthouse, Stalls for two Horses, &c. and Rooms over the same, on the West side of Swallow-street - - - - -	John Martin, Esq. - - - - - Joseph Worhall - - - - -	{ 13 years and 79 days, from 16 January 1811. { 58 years and 134 days, from 29 May 1814.
July 29.	Two Messuages, with Buildings behind the same, on the North side of Piccadilly - - - - -	Elizabeth Johnstone, Spr. - - -	{ 55 years and 107 days, from 19 December 1815.
—	A Messuage on the North side of King-street, St. James's	Thomas Winter - - - - -	61 years from 5th April 1812.
—	A Messuage, with an old Building behind the same, on the West side of Bury-street - - - - -	Thomas Rendall and Sarah his Wife - - - - -	60 years from 10th October 1811.
August 4.	A Messuage, with an old Building behind the same, on the West side of Bury-street - - - - -	William Hall - - - - -	56½ years from 5th April 1813.
20.	A Piece of Ground, on the East side of Saint James's-street, with two old Messuages and Office Buildings thereon - - - - -	Thomas Winter - - - - -	99 years from 5th April 1804.
—	Eleven Messuages, situated together, on the South side of Jermyn-street, the East side of Market-street, and North side of St. James's Market - - - - -	The Right Honourable Reginald Pole Carew, in Trust for the Rev. Archdeacon Cambridge and Cornelia his Wife - - - - -	26½ years from 5th April 1820.



tenements, which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value, per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
340 — —	<div>25 2 — for the said small Tenement until 13 January 1822, and £212 18 6 afterwards for all the Premises —</div>	980 — —	5,000 — —	<div>The Expence of a new Access to the said Messuage, to be made over part of the Ground occupied by the said small Tenement, which is to be rebuilt, and of making a correspondent new Opening to the said Passage —</div>	250 — —	31 5 — Vide infra Note.†	125 — —
160 — —	99 7 6	752 — —	2,500 — —	<div>£400 Repairs, and power to refurnish a five-stall Stable at the East end of Red Lion Yard —</div>	193 — —	7 — —	200 — —
34 6 6	<div>A Pepper Corn for the first year, and £34 6 6 afterwards —</div>	— — —	1,200 — —	<div>£1,800. to be expended in re- building the said Messuage —</div>	† Note.—This Value, Rent, and Fine, included a twelve-stall Stable, &c. now occupied with Warwick House, and a small Tenement re- cently demised to the late Earl of Berkeley's Trustees, to afford a commodious Access to the Messuage.—Vide supra.	10 — —	50 — —
41 — —	87 13 6	793 — —	2,200 — —	£420. Repairs — — —			
55 — —	31 14 —	151 — —	800 — —	— — — — —			
63 — —	38 4 —	317 — —	800 — —	£100. Repairs — — —			
11 8 6 of the part of the term ending 5th April 1850; and £100 10 — afterwards.	<div>119 2 — to 5 April 1850; and £124 17 — afterwards —</div>	846 — —	3,000 — —	<div>£300. Repairs, and the ex- pence of erecting a front Wall, and Iron Rails, next Swallow Street, when four small old Houses, now standing between these Premises and Swallow Street, shall be taken down, for widening that Street — —</div>	*60 10 —	9 12 6	10 — —
13 — —	40 8 —	384 — —	900 — —	— — — — —	*29 11 —	1 15 —	10 — —
0 — —	23 15 —	214 — —	780 — —	<div>£120. in Repairs to the Mes- suage, and £105. to be expended in erecting a new Brick Building, in lieu of the present old back Building — — —</div>	18 — —	1 12 6	10 — —
0 — —	23 — —	173 — —	780 — —	<div>£120. in Repairs to the Mes- suage, and £105. to be expended in erecting a new Brick Building, in lieu of the present old back Building — — —</div>	17 — —	1 12 6	20 — —
5 3 — Annual Va- lue of the Ground in- cluding an equivalent for the Value of the Land Mate- ria.	<div>A Pepper Corn for the first year, and afterwards £121 17 6 also, £11 6 8 from 5 January 1813, being an equivalent for the Land Tax re- deemed.</div>	— — —	4,000 — —	<div>£5,000. expended in erecting two New Messuages on the said Ground — — —</div>	75 — —	10 — —	90 — —
4 — —	258 7 —	970 — —	6,300 — —	£620. Repairs — — —	300 — —	37 10 —	230 — —



No. 3.

CLASS I.—Comprising Leases of Messuages

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX—continued.		
1813. Sept. 30.	Two Houses on the North side of Great Ryder-street -	David Hicks - -	56 years, from 10th October 1813
—	A Messuage, on the South side of New-street, Spring Garden - - - - -	William Drewe, Esq. - -	{ 22 years and 290 days, from 1 June 1828 - -
—	Four Messuages on the South side of Norris-street; And, One Messuage on the East side of Saint James's Market	Frances Derby and Caroline Derby, Spinners - -	54½ years from 10th October 1813
Oct. 20.	Two Messuages in Bury-street - - - And, One Messuage in Little Rider-street - -	Edward Howell, James Torkington and Cornelius Tongue, Executors of John Howell, Esq. deceased -	51½ years from 10th October 1813
November 6.	A Messuage on the North side of Jermyn-street -	George Macdonald - -	52½ years, from 5th April 1813
—	A Messuage on the South side of Pall-Mall - -	Hugh Smith, Esq. at the nomination of Major General Lewis Bayley Wallis - -	54 years and 306 days, from June 1817 - -
1814. January 31.	Thirteen Messuages in Piccadilly, Darby Court, and Jermyn Street - - - - -	Sir Henry Tichborne, Bart. -	30 years, from 5th April 1813
—	A Messuage, on the South side of Norris-street -	James Parsons - - -	59 years, from 10th Oct. 1813
March 5.	A Messuage on the North side of Piccadilly; A Piece of Garden Ground (part of Hyde Park) behind the said Messuage; And, Another Piece of Garden Ground (part of the same Park) adjoining to the last-mentioned Piece	Sir Charles Cockerell, Bart. -	{ 60½ years and 31 days, from date - -
—	A Messuage on the North side of Piccadilly; A Piece of Garden Ground (part of Hyde Park) behind the said Messuage; And, Another Piece of Garden Ground (part of the same Park) adjoining to the last-mentioned Piece	Edmund Antrobus, Esq. -	{ 60½ years and 31 days, from date - -
19.	Three Messuages, on the North side of Chapel Court, in King-street, with the Vestry Room, part of the Belfry, and part of the School Room, appertaining to King-street Chapel; A Messuage on the East side of Swallow-street; And, A Piece of Ground with a Tenement, Carthouse, and Stable, adjoining to the said Messuage in Swallow-street - - - - -	Sir William Heathcote, Bart. and others, Directors and Governors of the Charitable Institution called the School and Chapel in King-street, Golden Square, St. James's -	87 years and 227 days, from February 1822 -
April 2.	A Messuage in Crown-street, Westminster -	Mrs. Catherine Barnes -	61 years, from 10th October 1813



ements which had been before in Lease—*continued.*

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per last preceding Surveys in Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
58 — —	41 9 6	304 — —	1,200 — —	£200 Repairs — —	38 — —	5 5 —	115 — —
60 — —	61 2 —	177 — —	1,200 — —	£150 Repairs — —	*58 17 9	9 13 2	44 8 8
66 10 —	121 19 —	826 — —	2,900 — —	£320 Repairs — —	*160 — —	18 6 8	66 13 4
70 — —	74 4 6 until 5 April 1834; thenceforth £112. 4. —	461 — —	2,700 — —	{ The costs, charges, and expences incurred in rebuilding the two Messuages in Bury-street; and £50 to be expended in repair of the Messuage in Little Ryder- street — — — }	50 — —	8 5 —	25 — —
38 — —	22 9 —	137 — —	600 — —	£200 Repairs — —	35 — —	4 7 6	30 — —
50 — —	99 11 —	687 — —	2,000 — —	{ Power to resume the Premises upon six months notice, making a reasonable compensation for such resumption — — }	75 — —	6 5 —	212 — —
73 — —	244 3 —	1,152 — —	7,900 — —	£1,600 Repairs — —	*289 6 8	16 16 —	270 13 4
38 — —	23 14 6	204 — —	600 — —	£60 Repairs — —	*25 19 3	2 19 6	10 16 4
9 — —	{ 4 — — for the first 31 days; thenceforth until 10 October 1840 £47. 3. — thenceforth for the next 62 days, £8. — — thenceforth for the next 115 days, £37. 10. — and afterwards £119. — — }	{ — — — — — — — — — — — — — — — }	7,000 — —	{ The surrender of the existing Lease, and the costs, charges and expences, incurred in erecting and finishing the said Messuage — }	*99 13 6 In respect of the House. 13 18 — In respect of the Garden Ground,	33 5 — 13 18 —	360 14 6 — —
9 — —	{ £3. 18. 10½. for the first 31 days; thenceforth until the 10 Oct. 1840 £46. 8. 6. thenceforth for the next 62 days, £7. 17. 9. thenceforth for the next 115 days, £37. 10. — and afterwards £119. — — }	{ — — — — — — — — — — — — — — — }	7,000 — —	The like — —	*113 1 9 In respect of the House. 11 5 — In respect of the Garden Ground.	37 13 6 8 15 —	409 5 6 — —
183 1 6	118 6 6	602 — —	3,550 — —	{ £1,000 to be expended in the erection of two new Houses on the said piece of Ground, and £580 in repairs of the other Premises }	— — —	1 — —	— —
58 — —	37 2 —	352 — —	900 — —	£150 Repairs — —	*23 4 —	2 — —	11 4 —



No. 3.

CLASS I.—Comprifing Leafes of Meffuages

Dates of Leafes.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX—continued.		
1814. April 2.	A Plot of Ground on the West fide of Saint James's Street, } with fix old Meffuages thereon - - - }	Sarah Ann Kennett - - -	{ 73 years and 163 days, from 3 April 1817 - - - }
July 27.	A Piece of Ground on the East fide of Charing Crofs } Street, with three old Meffuages thereon - - }	Thomas Egerton - - -	80 years, from 5th April 180
October 1.	A capital Meffuage, with Pleafure Ground, or a Garden, } and Stables and Coachhoufes, on the South fide of } Spring Garden ftreet; - - - } And One other Meffuage, adjoining Eastwards to the laft- } mentioned Meffuage, and Westwards to Spring Garden } Paffage; - - - } Alfo, One other Meffuage on the South fide of Spring Garden } Street - - - }	{ Thomas Sotheby, and Henry } Nicholls, Efqs. in Truft - - }	{ For fuch Reversionary Ter } as will extend the fubfift } Terms to 61 years from } April 1809 - - - }
	And, Three Meffuages on Spring Garden Terrace - - -	- - -	- - -
December 3.	A Meffuage on the East fide of Duke ftreet, St. James's -	{ Richard North, at the nomination } of William North - - }	46½ years, from 5th April 1824 -
1815. February 28.	A Plot of Ground with eleven Houfes thereon, on the } North fide of Pall-Mall and extending from the Hay- } market on the East, to Market Lane on the West - }	- - -	98½ years, from 5th April 181
	Alfo, A Plot of Ground, whereon are two Meffuages, and other } Buildings forming Part of the Opera Houfe, on the } West fide of the Haymarket, and thence extending } Westwards to Market Lane - - }	- - -	71½ years from 5th April 1841 -
	Alfo, A Plot of Ground, whereon are feven Meffuages, and } fundry other Buildings forming the remainder of the } Opera Houfe, alfo on the West fide of the Haymarket, } and thence extending Westwards to Market Lane - }	- - -	{ 86 years and 78 days, from 24 } July 1826 - - }
	Alfo, A Plot of Ground, being the fite of five Meffuages, and } fundry Coachhoufes and a Stable-yard, together with } the Buildings ftanding thereon, alfo on the West fide of } the Haymarket, and thence extending Westwards to } Market Lane - - }	Thomas Holloway - - -	83¾ years, from 5th July 1829
	Alfo, A Plot or Slip of Ground on the West fide of Market } Lane, abutting Northwards on Little Charles Street, } containing in breadth, from East to West, 14 feet, and } in length, from North to South, 183 feet 6 inches - }	- - -	{ For fuch Term to commence } from the day on which poffeffion } fhall be given to the Leffee, } will make up 99 years from 10th } October 1813 - - }
	Alfo, A Plot or Slip of Ground on the West fide of Market } Lane, abutting Southwards on Pall-Mall, containing in } breadth, from East to West, 14 feet, and in length, from } North to South, 76 feet, 8 Inches - }	- - -	{ For fuch Term, to commence from the da } on which poffeffion fhall be given to the Leffee, } will make up 99 years from 10th October 1813 } but the Demife of this Ground is to take effect } only in the event of the Crown's acquiring, under } the powers of the Act 53 Geo. III. cap. 121, o } therwife, the outftanding Interests therein - }
	And, A Piece or Slip of Ground, being the open Area of that } part of the Lane called Market Lane, which lies } between Little Charles ftreet on the North, and Pall- } Mall on the South. Vide Clafs II. page 66. - }	- - -	- - -



ements, which had been before in Lease--continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Survey on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per, last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
2 13 — sides the ue of the ol Materials.	A Pepper Corn for the first year and a half; and afterwards 153 3 — including an equi- valent for the old materials; also 14 17 — from 5th January 1813, being an equivalent for the Land Tax re- deemed.	— — —	4,000 — —	£6,000 in erecting four new Messuages on the said Ground	150 — —	13 15 —	30 — —
2 11 —	A Pepper Corn for the first year; thenceforth to the 5th April 1812 99 — — and afterwards 112 15 — including an equi- valent for Land Tax redeemed.	— — —	3,000 — — upon the two new Houses and $\frac{3}{4}$ ths of the Costs of erecting the other Buildings.	£4,000 to be expended in erecting two new Houses and other Buildings on the said Ground	115 — —	18 15 —	52 14 —
0 — —	309 4 6 from 20th May 1828.	2,172 — —	6,000 — —	£500 Repairs	*243 12 10 $\frac{1}{2}$	39 19 2	183 16 8
5 — —	85 4 — from 26 Feb. 1828.		1,500 — —	£200 Repairs			
5 — —	236 12 6 from 5th April 1828.		4,500 — —	£550 Repairs			
0 — —	30 — —	133 — —	700 — —	£60 Repairs	32 — —	4 — —	20 — —
3 13 6	A Pepper Corn for the first two years, and 38 13 6 afterwards.	— — —	£. 30,000	The Costs, Charges and Expences to be incurred, by the Lessee, in carrying into effect the design for the extension, improvement, and completion of the Opera House, by erecting new Buildings on the Ground towards Pall-Mall, as well as on the ground at the North end of the Opera House, and abutting Northwards on the Street lately formed in continuation of Charles Street to the Haymarket; the fronts of which Buildings towards Pall-Mall are to be set back so as to range with the line of front of the contiguous Buildings on the North side of that Street: By constructing and finishing according to a Plan and Design to be approved by the Officers of the Crown, the Northern, Eastern, and Western fronts of the Opera House, and other Buildings, of Brick, faced with Parker's Cement, jointed and coloured, with stone-dressings, so as to be made to appear as one Building; the foot-ways of these three fronts to be covered by a Doric colonnade of stone, or iron coloured to resemble stone, fur- mounted by a stone balustrade: By forming a Piazza, or Arcade, 12 feet broad, over the present site of Market Lane, south of Charles- street, with Shops or other Buildings on the West side of the said Arcade, and Buildings for the use of the Opera House Establishment over the same: And by effecting various alterations and repairs in furtherance of the execution of the said Design.	£. *238	56 10 —	95 — —
2 18 —	82 18 —				140	17 10 —	170 — —
0 — 6	369 — 6				508	63 10 —	350 — —
11 18 6	A Pepper Corn for the first two years and a quarter, and 113 18 6 afterwards.				120	20 — —	40 — —
9 6	A Pepper Corn for the first two years, and 45 9 6 afterwards.				*86	11 — —	179 — —
0 — —	A Pepper Corn for the first two years, and 40 — — afterwards.				*42	24 10 —	82 5 —



No. 3.

CLASS I.—Comprifing Leafes of Meffuage or

Dates of Leafes.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX—continued.*		
1815. September 12.	A Meffuage, in Duke-ftreet, St. James's - -	{ Benjamin Wood at the nomina- tion of Thomas Jones - }	61 years, from 10th Oct. 181
18.	A Meffuage, at the South-eaft corner of New-ftreet } Spring Garden - - - }	Charles James, Efq. - -	{ 75 days from 5th April 18 for part of the Premifes; 47 years and 113 days f 19th June 1828 for the wh
Nov. 18.	A Piece of Ground, on the South fide of Piccadilly with three newly erected Meffuages, and three old Mef- fuages ftanding thereon ;	Benjamin Brecknell - -	47½ years, from 5th April 18
	And, A Piece of Ground, abutting Northwards, on the faid Premifes - - - - }	- - - -	- - - -
—	A Meffuage, in New-ftreet, Spring Garden -	Frederick Booth, Efq. - -	45½ years, from 5th April 18

MARY-LE-BONE PARK ESTATE.

N.B. As the relative Values of the feveral different Parcels, into which this Eftate may hereafter be divided, to be granted on Leafe, in execution of the propofed Plan for the Improvement thereof, cannot now be afcertained, no accurate Apportionment of the former Values, Rents, and Fines, applicable to the Parcels comprifed in the under-mentioned Leafes, can be made; and therefore, the whole Amount thereof is now given in the three laft columns of this Schedule, to which reference will be made in future Schedules of Leafes of Parcels of this Eftate

1813. March 20.	A Plot of Ground, in the South-eaft quarter of a Circus of Houfes (fince called the Regent's Circus), propofed to be erected at the North end of the Street formed in continuation of Portland Place; with two Meffuages fronting Northwards towards the faid Circus (being the fecond and third Houfes Eaftwards from the faid Street, including the corner Houfe), and fundry Stable Buildings erected thereon - }	Charles Mayor - - -	99 years, from 5th July 1812
—	A Plot of Ground, in the South-weft quarter of the faid Circus, with Two Meffuages fronting Northwards towards the faid Circus (being the fecond and third Houfes Weftwards from the faid Street, formed in continuation of Portland Place, including the corner Houfe), and fundry Stable Buildings erected thereon - }	Charles Mayor - - -	99 years, from 5th July 181



Premises which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per last Survey Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value, per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
1 1 — Annual Value of the Ground including an equivalent for the value of the old Materials.	{ A Pepper Corn for the first year; thence- forth until 5th January 1813, £4 14 7½ and afterwards £21 5 10 including an equivalent for the Land Tax redeemed. }	- - -	800 — —	{ £1,000 expended in erecting a new House - - - }	18 — —	3 2 6	20 — —
5 — —	{ £8 — 6 for the first 75 days, and £58 10 — afterwards. }	273 — —	1,400 — —	£350 Repairs - - -	*39 3 6	6 8 6	29 6 8
2 4 — Annual Value of the Ground, including an equivalent for the value of the old Buildings.	{ £15 — 4 from 5th of January 1813, in respect of Land Tax re- deemed, and £113 18 4 from 5th April 1835, including an equivalent for Land Tax. }	- - -	4,800 — —	{ £2,700 expended in erecting the said three new Houses.  £3,300 to be expended in erecting three other new Houses in lieu of the present three old Mes- suages - - - }	134 — —	81 9 6	517 — —
10 — —	99 13 —	417 — —	2,000 — —	- - -	*76 9 11	12 10 11	57 14 5
42 — —	{ A Pepper Corn for the first three years; £21 — — per Annum for the next two years; and £42 — — per Annum afterwards. }	- - -	{ Such Sum not being less than 6,000 — — as shall be fully equal to three-fourths of the full Value of the Premises. }	{ The Costs, Charges, and Expences of the Lessee, in erecting and finishing the said two Messuages and other Buildings - - }	- - -	Vide supra	Several Rents amounting to 540 — — and 1,060 — —
42 — —	{ A Pepper Corn for the first three years; £21 — — per Annum for the next two years; and £42 — — per Annum afterwards. }	- - -	{ Such Sum not being less than 6,000 — — as shall be fully equal to three-fourths of the full Value of the Premises. }	{ The Costs, Charges, and Expences of the Lessee, in erecting and finishing the said two Messuages and other Buildings - - }	- - -	Vide supra	

(continued)



No. 3.

CLASS I.—Comprifing Leafes of Meffuag

Dates of Leafes.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS
	MIDDLESEX—MARY LE-BONE PARK ESTATE— <i>continued.</i>		
1813. March 30.	A Plot of Ground on the East fide of the faid Street formed in continuation of Portland Place, with four Meffuages and fundry Stable-buildings erected thereon }	Charles Mayor - -	99 years from 5th July 1812.
—	A Plot of Ground on the West fide of the faid Street formed in continuation of Portland Place with four Meffuages and fundry Stable-buildings erected thereon }	Charles Mayor - -	99 years from 5th July 1812.
November 6.	A Plot of Ground on the East fide of Mary-le-bone Park, with a Meffuage, being the Jews Harp Public Houfe, erected on part thereof, fronting Eastwards on an intended Street to be called Edward Street, and Southwards on an intended Street to be called Lower Canal-ftreet - - - }	Samuel Gower Poole - -	99 years from 10th October 1812.
1814. March 7.	A Plot of Ground, on the East fide of Mary-le-bone Park, with a Meffuage being the Queen's Head Public Houfe, erected thereon, fronting Westwards on an intended New Street to be called Albany-ftreet, and Southwards on an intended New Street to be called Frederick-ftreet - - - }	Henry Meux and others, Brewers and Copartners - - }	99 years from 5th July 1812.
12.	A Plot of Ground adjoining Northwards and Eastwards to the laft mentioned Plot, with one Meffuage fronting Westwards on Albany-ftreet, and one Meffuage fronting Southwards on Frederick-ftreet erected thereon }	David Budden - -	99 years from 5th July 1812.
1815. September 11.	A Plot of Ground adjoining Northwards to the laft- mentioned Plot, with a Meffuage erected thereon, also fronting Westwards on Albany-ftreet - - }	John Labern - - -	99 years from 5th July 1812.
	EY.		
14. October 1.	A Piece of Ground fituated between Palace Lane, and the Palace Court or Green Court, at Richmond, to be ufed as a Garden - - - }	Elizabeth Pedley, Spinfter -	31 years from 10th October 1812.



ements, which had been before in Lease—continued.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for New Leases.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
24 — —	{ A Pepper Corn for the first three years, 12 — — per annum for the next two years, and 24 — — per annum afterwards. }	- - -	{ Such Sums not being less in the whole than 11,250 — — as shall be fully equal to three- fourths of the value of the Premises. }	{ The Costs, Charges, and Ex- pences of the Lessee, in erecting and finishing the said four Messuages and other Buildings - - }			
24 — —	{ A Pepper Corn for the first three years, 12 — — per annum for the next two years, and 24 — — per annum afterwards. }	- - -	{ Such Sums not being less in the whole than 11,250 — — as shall be fully equal to three- fourths of the value of the Premises. }	{ The Costs, Charges, and Ex- pences of the Lessee, in erecting and finishing the said four Messuages and other Buildings - - }			
52 10 —	{ A Pepper Corn for the first year, and 52 10 — per annum afterwards. }	- - -	1,500 — —	{ The Costs, Charges, and Ex- pences of the Lessee, in erecting and finishing the said Messuage - }	Vide suprà, p. 62, 63.		
23 8 —	{ A Pepper Corn for the first year, and 23 8 — afterwards. }	- - -	1,800 — —	{ The Costs, Charges, and Ex- pences of the Lessee, in erecting and finishing the said Messuage - }			
19 7 6	{ A Pepper Corn for the first year, and 19 7 6 afterwards. }	- - -	800 — —	{ The Costs, Charges, and Ex- pences of the Lessee, in erecting and finishing the said two Messuages }			
14 7 6	{ A Pepper Corn for the first year, and 14 7 6 afterwards. }	- - -	600 — —	{ The Costs, Charges, and Ex- pences of the Lessee, in erecting and finishing the said Messuage - }			
20 — —	20 — —	- - -	- - -	{ £50 to be expended in erecting a New Division Wall, and in the repair of the present Walls, and the Expence of repairing a Green-house in the said Garden - - }	*15 — —	4 10 —	5 12 6
24 10 4	6,260 17 4	20,391 — —	206,410 — —		6,762 10 8½	998 13 7¼	7,655 7 9¾



No. 3.

CLASS I.—Comprising Leases of Messuages

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
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## MIDDLESEX—continued.

N. B.—The under-mentioned Leases have been granted under the Authority and according to the Proviso of the Act 34 Geo. 3. cap. 75. sec. 19. enabling His Majesty to accept Surrenders of Leases of Property held under the Crown, for the purpose of granting distinct Leases of the same Property in parcels; and those Leases have been excluded from the body of the above Schedule and inserted here, because no increase of Revenue arises therefrom, the Rents being in amount the same as the Rents of the surrendered Leases.

1815. September 18.	Three Messuages on the South side of Piccadilly, and four Messuages on the North side of Church Court, St. James's - - - - - }	William Stratton - - -	19 years from 15th June 1815
—	Thirteen Messuages on the South side of Piccadilly, North side of Jermyn-street, East side of Church Passage, and in Church Court - - - - - }		
	Five Messuages on the South side of Little Jermyn-street	Charles William Manningham, Esq. and the Right Honourable Charles Yorke, Executors of Cha. Manningham, Esq. deceased }	19 years from 15th June 1815
	Six Messuages on the East side of St. James's-street - - -		
	And,		
	Four Messuages in Crown and Sceptre Court - - - }		

## CLASS II.—COMPRISING LEASES OF MESSUAGES

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1815. February 28.	MIDDLESEX. A Piece or Slip of Ground, being the open Area of that part of the Lane called Market-lane, which lies between Little Charles-street on the North, and Pall Mall on the South - - - - - }	Thomas Holloway, Esq. - - -	99 years from 10th October 18
	With other Premises. Vide Class I. page 60, <i>supra</i> .		
October 10.	The Riding House near the Basin of the Chelsea Water-works Company, in Hyde Park - - - - - }	James Fozard, jun. - - -	7 years from 5th July 1813
			Deduct - - -



ements, which had been before in Lease—*continued*.

No. 3.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per veys on Oath.	Rents reserved in New Leafes.	Fines paid for New Leafes.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced ing Surveys,	Rents reserved in last Leafes.	Fines paid for last Leafes.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
- - -	<div>For the first year and a half 15 — — per annum, and afterwards 23 — —</div>	- - -	- - -	<div>The Surrender of the existing Leafes, and the Charges and Ex- pences attending such Surrender, and the passing of the new Leafes, pursuant to the Act 48th Geo. III. cap. 73. sec. 8.</div>	1,000 — —	125 — —	560 — —
- - -	<div>For the first year and a half 68 — — per annum, and afterwards 102 — —</div>	- - -	- - -				
	125 — —						
						125 — —	

EMENTS, WHICH HAD NOT BEEN BEFORE IN LEASE.

Annual Value per veys on Oath.	Rents reserved in the Leafes.	Fines paid for the Leafes.	Insurances to be made against Fire.	OTHER CONSIDERATIONS FOR THE LEASES.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	
- - -	One Pepper Corn.	- - -	- - -	Vide Class I. page 60, supra.
10 — —	140 — —	- - -	2,000 — —	<div>{ Subject to the occasional use of the Premises by the Westminster Volunteer Cavalry, and to a Power to resume them at any time.</div> <div>N. B.—This Riding House was erected by his late Royal Highness the Duke of Gloucester, on a Piece of Ground granted to him for that Purpose, during Pleasure, by Sign Manual Warrant, dated 10th March 1768; Annual Value of the Ground at that time rated at £15; Rent reserved in the Warrant £5.</div>
15 — —	5 — —	- - -	- - -	
95 — —	135 — —	- - -	2,000 — —	



A SCHEDULE of LAND ESTATES, and MINES, directed by Warrants of the Right Honourable are not yet completed; Showing the annual Value of the Premises, as certified by Surveyors; Fines to be paid, for such Leases; and other Considerations for granting the same respectively:—last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid, for the premises have been before in Lease:—Class II. Comprising such Parts thereof as have not been

[Note.—In the Instances distinguished by an Asterisk(\*), in which the last or present Leases contained other Terms, Values, Rents, and Fines, is inserted

## CLASS I.—Comprising Lands and Hereditaments

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>ANGLESEA.</b>		
The Profits of the Original Seal and Præ Fines in this County, } and in the Counties of Carnarvon and Merioneth - - - }	Edward William Wynne Pendarves, } Esq. - - - - - }	30½ years from 4th January 1816
<b>BUCKINGHAMSHIRE.</b>		
Certain Wood Lands, called Saint John's Wood, in the Parish } of Chipping Wycombe - - - - - }	Thomas Floyd and others - - -	28 years from 10th October 1814
Muftian's Farm, in the Manor of Eton - - - - -	The Reverend Doctor Heath - -	27 years and 94 days from 8th July
<b>CARNARVONSHIRE.</b>		
The Profits of Original Seal, &c. in this County - - -	{ Edward William Wynne Pen- } darves, Esq. - - - - - }	Vide Anglesea.
<b>CHESHIRE.</b>		
Certain Lands, called the Old Pale and New Pale, in Dela- } mere Forest - - - - - }	George James, Earl Cholmondeley -	61 years from the date
<b>CORNWALL.</b>		
Divers Lands, within the Manor of Rialton and Reterth -	Peter Rowe - - - - -	{ 27 years and 64 days from 7th A } 1814 - - - - - }
<b>DENBIGHSHIRE.</b>		
All Issues and Profits of Original Seal and Post Fines in this } County and Montgomeryshire - - - - - }	The Reverend John Roche - -	31 years from 5th April 1814
<b>DORSETSHIRE.</b>		
The Demefne Lands of the Manor of Portland, with the } Quarries, King's Pier, Cranes, Roads, &c. thereto appertaining }	Mrs. Martha Steward, and Gabriel } Tucker Steward, Esq. (in Trust) - }	{ 31 years from Michaelmas 1803 (sub } to a Clause for resuming the whol } any part of the Premises, at the Plea } of the Crown) - - - - - }



brds Commissioners of His Majesty's Treafury, to be granted by Leafes from The Crown, but which Leafes  
eth; The Names of the intended Leffees; The Terms to be granted; The Rents to be referved, and  
fowing alfo, The annual Value of fuch Parts of the Premifes as have been before in Leafe, by the  
leafes thereof.—In TWO CLASSES; viz. Clafs I. Comprifing fuch Parts of the Premifes as  
i Leafe.

which have been before in Lease.

(124.)



No. 4.

CLASS I.—Comprising Lands and Hereditaments

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>DURHAM.</b>		
Divers Parcels of Land within the Manor of Chopwell	Sir Henry Vane Tempest, Bart.	30 years and 143 days, from 20th May 1814
The Island called Holy Island, with a Warehouse and divers Parcels of Demefne Lands, containing together 582A. 3R. 5P. a Rabbit Warren, Quit Rents, Easter Dues, Harbour Dues, and Tithes	Henry Collingwood Selby, Esq.	29 years, from 10th October 1814
<b>ESSEX.</b>		
Divers Parcels of Land, in the Parish of Barking	Henry Hogarth and others	28 years and 159 days, from 4th May 1814
<b>FLINTSHIRE.</b>		
All Mines and Minerals, within certain Lands in the Parish of Gwaenyifcor, otherwise Gwainufcor, in the Lordship or Hundred of Prestattin	Edward Jones, Esq. (since deceased)	29 years and 255 days, from 28th January 1816
<b>KENT.</b>		
Certain Lands, formerly belonging to the late Monastery of Dover, called The Maison Dieu	Robert Winthrop, Esq.	29 years and 134 days, from 29th May 1814
Certain other Lands - Do. - Do.	Thomas Pepper	The like Term
Certain other Lands - Do. - Do.	John Dodd	The like Term
<b>LANCASHIRE.</b>		
A Farm within the Manor of Muchland, called Aldringham Farm	John Baldwin, and Thomas Goad, Yeomen	26½ years, from 5th April 1810
A Farm, within the said Manor, called Aldringham Hall, or the Moat Farm	John and Thomas Coward	The like Term
A Farm within the said Manor, called Scales Park Farm	John Hunton	The like Term
A Farm, within the said Manor, called Gleaston Farm	Thomas Ashburner	The like Term
A Farm within the said Manor, called Deep Meadows, and the Crown's Proportion of Cow Park	Leonard Addison and James Jackson	The like Term
<b>LINCOLNSHIRE.</b>		
A Messuage and Lands, in the Parish of Croft	George Fowler the elder, and George Fowler the younger	30½ years, from 5th April 1810
The Manor or reputed Manor of Hogsthorpe, and divers Messuages and Lands in Hogsthorpe, Anderby, and Mumby	Robert Clitherow, Gentleman	25 years, from 10th October 1813
The Manors of East and West Deeping, and the old enclosed Lands, new Allotments, Tenements, and Hereditaments thereto belonging	Bertie Greathead, Esq. and others (in Trust)	The Manor during Pleasure, and the Demefne Lands, for 18½ years, from 5th April 1815
The Manor of Epworth-with-Westwood and Haxey, and divers Lands and Tenements in Epworth, Belton, Oulton, and Haxey	Alexander Johnston, Esq. at the Nomination of Henry Frederick Lord Carteret	29 years and 56 days, from 15th August 1805



have been before in Lease—continued.

No. 4.

ON NEW LEASES.				ON PRECEDING LEASES.		
Value surveys path.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
— —	261 19 —	— — —	— — —	*213 10 10	26 13 10	270 14 9
8 8 ve of the of the lp.	{ 165 17 10 And one half of the Net Pro- ceeds of all the Kelp which shall be made upon the Estate, or from Sea Weed gathered there- on.	— — —	{ To expend at least £4. 10. 6. yearly in Bread and Wine, to be supplied to the Parish Church for the Holy Sa- crament, an abatement to that extent having been made in settling the Rent, on account of this Charge on the Lessee — — —  The Sum of £263. 18. — paid by the Lessee for the Crown's Proportion of the Expences of executing the Act for enclosing and dividing the Waste Lands within the Island — — —	{ 130 — —	16 5 —	680 — —
— —	191 — —	— — —	— — —	28 17 6	4 10 —	100 — —
It table	{ 1 3 4 per annum, and £1. 10. per ton for Lead Ore, £1. 10. per ton for Copper Ore, 15s. per ton for Caulk, and Calamine, and 1/8th part in value of all other Minerals.	— — —	— — —	{ Not ascertainable	{ 1 3 4 per annum, and £1. 2. per ton, for Lead Ore, £1. 10. per ton for Copper Ore, 12s. per ton for Caulk and Cala- mine, and 1-8th part of all other Minerals.	— — —
— —	{ 140 — — 237 — — 50 — — }	— — —	— — —	*144 4 11	18 — 7	365 — —
— —	{ 216 4 6 246 4 6 256 4 6 406 4 6 71 4 6 }	— — —	— — —	*219 15 — 3/4	— 7 9 1/2	— — —
73 —	275 — —	— — —	{ £585 to be expended by the Lessees in new Buildings, whereof £78. 10. is to be allowed to them by the Crown, upon the same being completed — — —	{ 90 — —	11 5 —	800 — —
87 8	879 7 8	— — —	— — —	257 15 —	47 15 —	650 — —
8 10 1/4	790 7 3	— — —	{ To account annually to the Auditor of the Land Revenue for the net Sum received from the Profits of the said Manors, and to pay the same to the Receiver General — — —	{ 371 2 9 1/4	45 18 10 1/2	270 — —
8 2	{ 178 17 1 per annum for the first Three Years and 56 Days; £1,157 10. 7. for the Fourth Year; and £1,405. 1. per annum for the remainder of the Term. }	— — —	{ Expence of defending the Rights of the Crown, and of an Enclosure of the Commons within the Manor — — —	{ 536 11 2 1/2	178 17 1	*2,000 — — Being the Pro- portion rateable for this Estate, of £4,000, paid as a Fine for this Lease, and that of the Ma- nor of Stapleford, co. Essex.

(continued)



PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MERIONETHSHIRE. The Profits of Original Seal, &c. in this County - -	E. W. Wynne Pendarves, Esq. -	Vide Anglesea.
MONTGOMERYSHIRE. The Profits of Original Seal, &c. in this County - -	The Rev. John Roche - -	Vide Denbighshire.
NORFOLK. The Manor of Stockton Socon, with the Appurtenances, and } several Allotments of Land - - - - - }	William Atheton Harbord, Lord } Suffield - - - - - }	14 years from 5th September 1808
NORTHAMPTONSHIRE. The Manor of Bridgestock, alias Brixstock, with the Lands } and Appurtenances thereto belonging - - - }	John Earl of Upper Offory -	30½ years from 5th April 1814
WARWICKSHIRE. A Farm, called the Site of the Manor of Hampton-in-Arden	Robert Blake, Esq. - -	{ 27 years and 238 days, from 14t ruary 1815 - - - }
YORKSHIRE. Two Farms in Sutton, called Sutton Grange and Greenthwayte } Grange - - - - - }	Dame Ann Hoare Harland, Widow -	18½ years from 5th April 1815
A Grange, or Farm, called Heworth Grange, situated in } Heworth, near the City of York - - - - }	Gilbert Crompton, Esq. - -	{ 20 years and 137 days, from 26th 1812 - - - }

## CLASS II.—COMPRISING LANDS AND HEREDITAN

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
CARNARVONSHIRE. All Quarries of Slate, Stone, and Limestone, within a cer- tain Part of the Common or Waste, called Ochor y Kylgwyn, } in the Parishes of Landwrog and Llanwnda, or one of them - }	Thomas Jones, Esq. and others -	31 years, from the date of the Le
All Mines and Minerals within certain Tracts of Waste } Lands in the Parishes of Clinnog and Dolbenmaen, in the Hun- dred of Uchgorfai - - - - - }	John Jones and others - -	31 years, from 10th October 1808
DENBIGHSHIRE. All Mines of Iron and Coal within or under a Common called } Llanwrchrugog, in the Parish of Ruabon - - - }	William and John Rigby - -	31 years, from 10th October 1811
A Limestone Rock adjoining - - - - - }	- - - - -	- - - - -
MERIONETHSHIRE. All Mines, except Royal Mines, wishin the Common called } Waynllfny Sheepwalk in the Parish of Talyllyn - - - }	Hugh Williams, sen. Hugh Williams, } jun. and John Pughe - - - }	31 years, from 10th October 1812



h have been before in Lease—continued.

No. 4.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per last Survey on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Survey, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
1 5 1	221 — — per annum from 5th September 1808 till Michael- mas 1813; and £238 10 — per annum, for the remainder of the term.	- - -	- - -	71 5 2½	9 11 3	240 — —
7 1 5	332 19 6	- - -	- - -	184 14 —	67 3 4	1,100 — —
7 6 7	484 4 2	- - -	The Sum of £200 to be laid out by the Crown, in erecting a Barn on the Estate. £120, at the least, to be expended, within two years from the date of the Lease, in repairing the Farm- house on Sutton Grange Farm -	140 — —	15 4 4	220 — —
1 8 2	195 19 2	- - -		72 — —	9 11 —	900 — —
5 2 3	418 11 6	- - -		150 — —	21 — —	460 — —
7 19 3	8,366 — —	- - -	- - -	3,329 — 2½	690 1 9	11,844 7 7

CH HAVE NOT BEEN BEFORE IN LEASE.

Annual Value per Survey on Oath.	Rents to be reserved in Leases.	Fines to be paid for the same.	Other Considerations for Leases.
s. d.	£ s. d.	£ s. d.	
Not tainable	2 — — and 1-10th part in value of all Slate, Stone, and Limestone, to be raised from the Premises.	—	—
Not tainable	1 — — and 1-10th part in value of all Ores, Metals, and Mine- rals, to be raised from the Premises.	—	—
Not tainable	5 — — and 1-7th part in value of the Coal, and 1s. per Ton for the Ironstone raised from the Premises.	—	—
— — —	20 — —	—	—
Not tainable	1 — — and 1-12th Part in value of the Slates, Flags, and Stones raised from the Premises.	- - -	The Sum of £400 to be laid out within four years from the commencement of the Lease, in Machinery, making Roads, &c.
— — —	29 — —	—	



A SCHEDULE of Messuages or Tenements, and Curtilages directed by Warrants of the Commissioners, but which Leases are not yet completed:—Showing, The annual Value of the Premises, as certified, to be reserved, and Fines to be paid, for such Leases; The Insurances to be made against Fire; and the Rents of the Premises, by the last preceding Surveys, or other Accounts; and the Rents reserved, and the Fines of the Premises as have been before in Lease:—Class II. Comprising such Parts thereof as

[Note.—In the Instances distinguished by an Asterisk(\*), in which the last or present Leases contained *other Houses*, Rents, and Fines, is inserted

## CLASS I.—Comprising Messuages or Tenements

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>BUCKINGHAMSHIRE.</b>		
A Piece of Ground, called Cock Close, with several Tenements and Buildings thereon, and an Acre of Land in South Field, in Eton - - - - -	Mary Slatter and James Slatter -	50 years, from 5th July 1811 -
<b>KENT.</b>		
Three Houses, with Outbuildings, Yards, and Gardens thereto belonging, at Gravesend, (the Ground being part of a Close called Blockhouse Field) - - - - -	Thomas Burton, Esq. Secretary to the Commissioners of Excise -	43½ years, from 5th January 1832 -
<b>MIDDLESEX.</b>		
A Messuage, with Offices and Garden Ground, at Twickenham	George Pocock, Esq. -	59 years and 230 days, from 22d January 1815 -
A Piece of Ground, on the West side of Duke Street, and South side of Jermyn-street, with Three old Houses standing thereon - - - - -	John Elliot, Esq. -	70 years from 10th October 1811 -
A Messuage on the West side of the Haymarket -	Edward Farnell Colwell, at the nomination of Frances and Caroline Derby -	65½ years, from 10th October 1814 -
A Plot of Ground, with Three old Messuages thereon, at the North-east corner of Piccadilly and Tichborne-street - - -	Samuel Stone, Esq. -	70 years, from 5th April 1813 -
Six Messuages on the North side of High Holborn	- - - - -	- - - - -
Six Messuages, on the South side of High Holborn, with a Tenement and Smith's Shop behind one of the said Messuages	- - - - -	- - - - -
One Messuage in Princes-street - - -	- - - - -	- - - - -
Fourteen Messuages, on the West side of Newton-street	Thomas Lee, Esq. -	57 years and 91 days, from 11th July 1815 -
Nine Messuages, on the East side of Newton-street	- - - - -	- - - - -



5.

honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leafes from The Crown, Surveyors upon oath; The Names of the intended Lessees; The Terms to be granted; The Rents to be reserved for granting the same, respectively:—And showing also, The annual Value of such parts of the said Lands, for the preceding Leafes thereof:—In TWO CLASSES; viz. Class I. Comprising such parts of the said Lands as have been before in Lease.

And besides those to be comprised in the intended new Leafes, a proportionable part of the former annual Values, to be reserved in the said Leafes, to be inserted in the three Columns of this Schedule.]

which have been before in Lease.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Survey, as sworn to.	Rents reserved in New Leafes.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preceding Survey, &c.	Rents reserved in last Leafes.	Fines paid for last Leafes.
s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
10 — including an equivalent for the Value of Materials and Build- ings on the Site of the intended new Leafes.	304 10 —	- - -	7,280 — —	{ £1,400 to be expended in erect- ing Three new Houses, and £335 in Repairs - }	184 10 —	12 4 6	320 — —
— —	103 1 —	387 — —	2,900 — —	£250 Repairs - - -	*18 2 6	2 5 4	26 5 —
— —	186 9 6	1,764 — —	8,000 — —	£500 Repairs - - -	250 — —	3 — —	220 — —
1 5 A Pepper Corn for the first year, and 54 2 6 afterwards.	- - -	- - -	1,400 — —	{ £2,100 to be expended in erect- ing Three new Houses - }	50 — —	8 2 6	40 — —
8 6 Annual Value of the Ground, in- cluding an equivalent for the Value of the old Ma- terials.	35 3 6	- - -	1,000 — —	{ £1,400 to be expended in erect- ing a new House - - }	*43 12 9	5 — —	18 3 8
18 — Value of that part of the Ground which forms the Site of the new House, which has been erected on the Premises	{ A Pepper Corn for the first year, and thenceforth 34 13 — including an equivalent for the Value of the Materials of the old Buildings. }	- - -	700 — —	{ £900 expended in erecting a new House upon Part of the Ground; the remaining part of the Ground being laid to the Street, for the purpose of improving the entrance into Tichborne Street, from Piccadilly - - }	*48 — —	4 2 3	107 17 3
10 —	604 18 —	4,730 — —	17,850 — —	£3,795 Repairs - - -			

(continued)



No. 5.

CLASS I.—Comprising Messuages or Tenements

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<i>MIDDLESEX—continued.</i>		
A Plot of Ground on the North side of High Holborn, with eight Messuages standing thereon - - - }	- - - - -	- - - - -
A Plot of Ground on the South side of High Holborn, with six Messuages standing thereon - - - }	- - - - -	- - - - -
A Plot of Ground on the West side of Newton-street, with a Messuage standing thereon - - - }	Thomas Lee, Esq. ( <i>continued</i> ) -	80 years and 91 days, from 11th July 1811
And,		
A Plot of Ground on the East side of Newton-street, with some old Buildings standing thereon - - - }	- - - - -	- - - - -
A Messuage and Offices, in Privy Garden - - - }	Sir John Thomas Stanley, Bart.	16 years from 2d August 1808
A Plot of Ground, being the greater part of the Ground on which the last-mentioned Messuage and Offices stand, for the Site of a Messuage and Offices to be erected thereon - - - }		
Two Messuages on the West side of Bury-street - - - }	Charles Vicars Hunter, Esq. and Alexander Lamb, Gentleman, (in trust for James Delaney, Esq. and Elizabeth his Wife) - - - }	59 years, from 5th April 1809
Two Messuages on the West side of Duke-street - - - }		
And,		
Two Messuages in Duke's Court - - - }		
A Messuage on the North side of Little Ryder-street -	William D'Arcy Todd - - -	57½ years from 5th April 1815
A Messuage on the North side of New-street, Spring Garden -	Charles Shaw Lefevre, Esq. - - -	47 years and 113 days, from 19th June 1811
A Messuage on the North side of New-street, Spring Garden -	Edward Ellice, Esq. - - -	47 years and 113 days, from 19th June 1811
A Messuage and Back Building on the West side of Bury-street St. James's - - - }	John Brett, Clerk - - -	57½ years from 5th April 1816
A Capital Messuage, with Domestic and Stable Offices, Garden, and Pleasure Ground, in Privy Garden - - - }	Archibald, Earl of Caillies - - -	99 years from 5th July 1806
A Messuage and a Building behind the same, on the South side of Jermyn-street, now used as an Hotel - - - }	- - - - -	59 years from 10th October 1822
Also,		
A Messuage on the East side of Duke-street, St. James's, adjoining Eastwards to the last-mentioned Premises; together with the exclusive use of the passage on the North side thereof, during the last 48 years of the term; but excepting, during the same 48 years, a portion of the site of the said Messuage on the South side thereof - - - }	Robert Miller, Hotel Keeper.	70 years from 10th October 1811
And		
One other Messuage on the South side of Jermyn-street; but excepting a small break or piece of ground at the South end of the Western boundary of the site thereof - - - }	- - - - -	65½ years, from 5th April 1816



h have been before in Lease—continued.

No. 5.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per years on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations, for the NEW LEASES.	Annual Value per last preced- ing Surveys,&c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
3 17 — exclusive of old ma- terials. 10 19 — exclusive of old ma- terials. 3 3 — exclusive of old ma- terials. 5 — — exclusive of old ma- terials.	390 12 5 including an equi- valent for the value of the old materials.	- - -	9,800 — —	{ £13,800 to be expended in erecting fourteen new Houses, and other Buildings, on the ground	604 — —	50 — —	220 — —
10 — —	{ 220 — — from 10th Oct. 1808.	- - -	2 — —	{ £500 Repairs			
Annual Value of the build- ing Ground, 14 18 — in lieu of value of the materials of the Buildings, 38 8 6	{ A Pepper Corn for the first year and a half, and afterwards 183 6 6	- - -	{ Two-thirds of the cost of the new Buildings, being about 5,500 — —	{ £8,000 to be expended in erecting a New Dwelling House, with Terrace and Sub-Offices in the East Front	*78 11 —	24 16 8	—
39 — —	117 12 —	1,082 — —	3,300 — —	£550 Repairs - -	*107 11 —	14 10 —	88 7 —
50 — —	36 8 —	289 — —	900 — —	£100 Repairs - -	26 — —	3 15 —	50 — —
40 — —	150 4 6	694 — —	3,500 — —	- - - - -	*141 13 9	23 4 9	106 18 2
20 — —	137 11 —	636 — —	3,500 — —	- - - - -	*81 16 3	13 8 4	61 14 6
45 — —	26 18 —	213 — —	800 — —	£180 Repairs - -	32 — —	2 10 —	35 — —
25 — —	{ A Pepper Corn for the first year and three quarters, and afterwards 207 4 10½ also the further rent of £22 5 — from 5th July 1806, in respect of Land Tax redeemed.	- - -	6,000 — —	{ £9,000 expended in erecting the said Messuage and Offices; and the expence of enclosing the Pleasure Ground with iron railing	*159 18 —	31 1 10	95 18 10
50 — —	93 16 —	- - -	2,100 — —	£1,500 Repairs - -	*100 — —	12 10 —	73 6 8
50 — — the first 22 years, during which time the present House deemed ca- ble of stand- ing; and for the remainder of the term, a round Rent 31 18 — including an equivalent for value of the old materials.	{ 32 18 6 until 10th Oc- tober 1833, and 31 17 — afterwards.	1,139 — —	{ 900 — — to be increased to 1,000 — — when the new Messuage shall be built and covered in.	{ £250 Repairs; and £1,200 at the least to be expended in erecting a substantial Messuage on the Site of the present Building, immediately after Michaelmas 1833, when the subsisting Lease of adjoining Premises will expire	*28 2 6	4 13 9	21 17 6
84 — —	52 11 —	- - -	1,500 — —	£700 Repairs and Improvements -	*60 — —	3 9 2	40 — —



No. 5.

CLASS I.—Comprising Messuages or Tenements

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX— <i>continued</i> .		
MARY-LE-BONE-PARK ESTATE.		
A Plot of Ground, in the South-west quarter of a Circus of Houses, proposed to be erected at the North end of the Street, formed in continuation of Portland Place, and to be called the Regent's Circus; being the Site of the fourth House in the said Circus, Westwards from the said Street, including the corner House	Charles Mayor - - -	99 years, from 5th July 1812 -
A Plot of Ground, also in the South-west quarter of the said Circus; being the Site of the fifth House in the said Circus, Westwards from the said Street, formed in continuation of Portland Place, including the corner House	Charles Mayor - - -	99 years, from 5th July 1812 -
A Plot of Ground, also in the South-west quarter of the said Circus; being the Site of the sixth House in the said Circus, Westwards from the said Street, formed in continuation of Portland Place, including the corner House	Charles Mayor - - -	99 years, from 5th July 1812 -
A Plot of Ground, also in the South-west quarter of the said Circus; being the Site of the seventh House intended to be erected in the said Circus, Westwards from the said Street, formed in continuation of Portland Place, including the corner House	Charles Mayor - - -	99 years, from 5th July 1812 -
A Plot of Ground, also in the South-west quarter of the said Circus; being the Site of the eighth House intended to be erected in the said Circus, Westwards from the said Street, formed in continuation of Portland Place, including the corner House	Charles Mayor - - -	99 years, from 5th July 1812 -



which have been before in Lease—*continued*.

No. 5.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
21 — —	[A Pepper Corn for the first three years; 10 10 — per Annum for the next two years; and 21 — — per Annum for the remainder of the Term.]	— — —	{ 2,000 — — at the least, and to increase the same from time to time as the intended Build- ings advance to- wards comple- tion, to such Sum at the least, as shall be fully sufficient to re- build or rein- state the Pre- mises in case of accident.	{ The Costs, Charges, and Expences of erecting and finishing a substan- tial Messuage and Stable Offices on the said Ground — —			
21 — —	[A Pepper Corn for the first three years; 10 10 — per Annum for the next two years; and 21 — — per Annum for the remainder of the Term.]	— — —	{ The like In- surance as above —	{ The Costs, Charges, and Expences of erecting and finishing a substan- tial Messuage and Stable Offices on the said Ground — —			
1 — —	[A Pepper Corn for the first three years; 10 10 — per Annum for the next two years; and 21 — — per Annum for the remainder of the Term.]	— — —	{ The like In- surance as above —	{ The Costs, Charges, and Expences of erecting and finishing a substan- tial Messuage and Stable Offices on the said Ground — —	Parcels of Mary-le-bone Park. Vide Note, Appendix No. 3, page 62, 63, <i>suprà</i> .		
1 — —	[A Pepper Corn for the first three years; 10 10 — per Annum for the next two years; and 21 — — per Annum for the remainder of the Term.]	— — —	{ The like In- surance as above —	{ The Costs, Charges, and Expences of erecting and finishing a substan- tial Messuage and Stable Offices on the said Ground — —			
1 — —	[A Pepper Corn for the first three years; 10 10 — per Annum for the next two years; and 21 — — per Annum for the remainder of the Term.]	— — —	{ The like In- surance as above —	{ The Costs, Charges, and Expences of erecting and finishing a substan- tial Messuage and Stable Offices on the said Ground — —			
1 — —	[A Pepper Corn for the first three years; 10 10 — per Annum for the next two years; and 21 — — per Annum for the remainder of the Term.]	— — —	{ The like In- surance as above —	{ The Costs, Charges, and Expences of erecting and finishing a substan- tial Messuage and Stable Offices on the said Ground — —			

(continued)



No. 5.

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX—Mary-le-bone Park Estate—continued.		
A Plot of Ground, also in the South-west quarter of the said Circus; being the Site of the ninth House intended to be erected in the said Circus, Westwards from the said Street, formed in continuation of Portland Place, including the corner House -	Charles Mayor - - -	99 years, from 5th July 1812 -
A Plot of Ground in the South-west part of Mary-le-bone Park, to be appropriated as Gardens, Yards, or Curtilages, to certain contiguous Houses on the North side of the New Road -	George Cooke, Gentleman -	62 years, from 5th April 1813 -
SURREY.		
A Capital Messuage, with Offices and Gardens, near Palace Lane, Richmond - - - -	- - - -	{ 25 years and 349 days, from 26th October 1834 - -
Also, a Cottage and Garden in Palace Lane aforesaid ;	Whitshed Keene, Esq. -	50 years, from 10th October 1810 -
And	- - - -	- - - -
A Piece of Ground in the Palace Court, or Green Court, adjoining to the said Cottage and Garden - - - -	- - - -	- - - -
A House and Office Buildings, with a Garden and detached Stabling, at Richmond Green - - - -	Sir David Dundas, Bart. - -	41½ years, from 6th April 1834 -

## CLASS II.—COMPRISING MESSUAGES OR TENEMENTS

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX.		
A Piece of Ground, part of Hampton Court Green - - -	Henry Trail, Esq. - - -	29¼ years, from 5th January 1814 -
A Messuage at Hampton Court - - - -	Nathan Egerton Garrick, Esq. -	{ 50 years, from 5th April 1812, or rent with the life of Mrs. Anderson - -
A Plot of Ground on the South side of the Bird Cage Walk, St. James's Park - - - -	Thomas Read Kemp, Esq. - -	31 years, from 5th April 1814 -
A Plot of Ground on the South side of the Bird Cage Walk, St. James's Park, adjoining Westwards to the last mentioned Plot -	Jeremy Bentham, Esq. - - -	31 years from 5th April 1814 -
Deduct - - - -	- - - -	- - - -



which have been before in Lease—continued.

No. 5.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for the NEW LEASES.	Annual Value per last preced- ing Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
21 — —	{ A Pepper Corn for the first three years, and 10 10 — per annum for the next two years, and 21 — — per annum for the remainder of the Term. }	- - -	{ The like In- surance as above. }	{ The Costs, Charges, and Expences of erecting and finishing a substan- tial Messuage and Stable Offices on the said Ground - - }	Part of Mary-le-bone Park. Vide Note Appendix, No. 3. Page 62, 63, <i>supra</i> .		
109 — —	109 — —	- - -	{ Such sum or sums as shall be equal to at least 4ths of the actual cost of any Buildings which may be erected on the said Ground during the Term. }	{ The Costs and Charges of the Let tee, in enclosing and fencing the said Ground - - - }			
230 — —	(Ground Rent) 60 — —	- - -	4,000 — —	{ The Expences of erecting the said capital Messuage, &c. and of sub- sequent Improvements, and £650 to be expended in Repairs - }	100 — —	{ 20 — — 10 — — — 10 — — }	58 — —
36 — —	{ A Pepper Corn for the first three quarters of a year, and 26 — — afterwards. }	176 — —	800 — —	{ £400 Repairs, &c. of the Cot- tage, and £550 to be expended in erecting Stables, &c. on the said Ground - - - }	*6 — —	2 — —	3 18 11
- - -	- - -	- - -	- - -	- - -	*25 — —	7 10 —	9 7 6
90 — —	55 2 —	185 — —	2,000 — —	£350 Repairs - -	40 — —	9 5 —	40 — —
4,484 11 5	3,149 10 9½	11,295 — —	95,830 — —		£ 2,184 17 9	267 19 1	1,636 15 —

WHICH HAVE NOT BEEN BEFORE IN LEASE.

Annual Value per Surveys on Oath.	Rents to be reserved in the Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	OTHER CONSIDERATIONS FOR THE LEASES.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	
14 — —	14 — —	- - -	- - -	Expence of enclosing the Ground, and Power to resume the Premises at any time.
48 — —	{ A Pepper Corn until the decease of Mrs. Ander- son, the present occupier there- of, and after- wards 48 — — }	- - -	800 — —	{ £150 Repairs, and the use of the Premises entirely and absolutely reserved and appropriated during her life to the said Mary Anderson, formerly a House- keeper at Hampton Court Palace. }
17 17 6	17 17 6	- - -	- - -	{ The Costs and Charges of enclosing the Ground with wrought Iron Railing, and of laying out the same as an ornamental Garden; with power to the Crown to resume on six months notice, on repayment of a proportional part of the Expence of Inclosure. }
10 10 —	10 10 —	- - -	- - -	Ut <i>supra</i> .
90 7 6	90 7 6 2 2 —	- - -	800 — —	N. B.—The two last-mentioned Plots of Ground were, in the year 1783, inclosed from the Park by Mr. Bentham, under the authority of the Earl of Sandwich, then Ranger of St. James's Park, upon condition to pay a yearly Rent of £2. 2s.; at which Rent Mr. Bentham continued to hold the same until the 5th April 1814.
90 7 6	88 5 6	- - -	800 — —	



SCHEDULE of GRANTS, in Perpetuity, of Lands and Hereditaments, passed under the Great Seal, in the Report of The Commissioners of His Majesty's Treasury.

DATES of GRANTS.	LANDS and HEREDITAMENTS Granted, and under what ACTS.	TO WHOM GRANTED.
NORTHAMPTONSHIRE.		
1813. March 26.	All the Estate, Right, Title, and Interest remaining in His Majesty, in and upon the Haye or Walk of West Hay, in the Forest of Rockingham; under an Act passed 36 Geo. III. (1796), to enable His Majesty to grant the same to Henry Earl of Exeter, his Heirs and Assigns, in Fee Simple, upon a full and adequate Consideration to be paid for the same - - - - -	Alleyn Lord St. Helens, John Lord Henniker, William Burslem, Clerk, and Evan Foulkes, Gentlemen, Trustees under the Will of Henry late Earl of Exeter deceased
June 3.	All the Estate, Right, Title, and Interest, remaining in His Majesty, in and upon the Haye or Walk of Farming Woods, in the Forest of Rockingham - - - - -	- - - - -
	And also, The Reversion of the Office of Master Forester and Keeper of Farming Woods, and divers other Offices, Rents, and other Hereditaments, in this County, to which the Grantee is entitled, for his life, by Grant from His present Majesty; under an Act passed 36 G. III. (1796), to enable His Majesty to grant the same to John, Earl of Upper Ossory, his Heirs, and Assigns, in Fee Simple, upon a full and adequate Consideration to be paid for the same - - - - -	John, Earl of Upper Ossory - - - - -
SURREY.		
1815. August 17.	The Manor of Byfleet and Weybridge, with Byfleet or Weybridge Park, and a capital Messuage and Offices, and other Messuages, and Buildings there - - - - -	- - - - -
	Also, The Manor of Walton Leigh, and divers Messuages and Lands therein - - - - -	- - - - -
	Also, A Capital Messuage, called Brooklands, with Offices, Gardens, and several Parcels of Land, situated at Weybridge - - - - -	- - - - -
	Also, A Farm House, and divers Lands, called Brooklands Farm, at Weybridge - - - - -	- - - - -
	Also, A Messuage and Lands, called Childs, near Weybridge - - - - -	- - - - -
	Also, Two Concy Warrens, within the Manor of Byfleet and Weybridge - - - - -	Edward Marjoribanks and James William Farrer, Esqrs. Trustees for His Royal Highness Frederick Duke of York and Albany
	Also, A Parcel of Land, called Millet Meadow, in Weybridge; and divers Parcels of Land, called Hones in the Parish of Chertsey - - - - -	- - - - -
	And, All Lands, Grounds, and Hereditaments, which, by virtue of or under any Inclosure Act or Acts, have been or shall or may be allotted or awarded, in respect of the aforesaid Manors, Park, Messuages, Lands, Tenements, Hereditaments, and Premises; (but excepting such of the said Premises as have been, by virtue of any such Acts, awarded and allotted to any Persons in exchange, for other Premises;) Together with the Timber, Woods, Mines, and Quarries in and upon the said Premises, and the Rents reserved by the subsisting Leases thereof; under the authority of an Act of Parliament, passed in the 44th year of His present Majesty's reign, intituled "An Act to enable His Majesty to grant the Inheritance, in Fee Simple, of certain Manors, Messuages, Lands, and Hereditaments, in the Parishes of Byfleet, Weybridge, Walton Leigh, and Chertsey, in the County of Surrey, to His Royal Highness Frederick Duke of York and Albany, for a valuable Consideration" - - - - -	- - - - -



6.

in virtue of Special Acts of Parliament, since the time of making to the Legislature the First  
Majesty's Woods, Forests, and Land Revenues.

Annual Value per Surveys on Oath.	CONSIDERATIONS FOR GRANTS.			CONSIDERATIONS FOR PRECEDING LEASES.		
	Annual Rents.	Present Money.		Annual Value per preceding Surveys, &c.	Annual Rents.	Fines.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
97 8 6 } Value of the of the number and a large - - }	- - -	1,556 4 2	{ Appropriated by the Act 52 Geo. III. cap. 161. sec. 21. to the Purchase of Lands or Rights to or over Lands fit and proper for the Growth and Cul- tivation of Wood and Timber, for the use of the Navy - - - }	Not ascertainable.	-	-
277 9 6 } Value of the of the er, Lodges, Deer - - }	- - -	1,968 10 1	{ Including the Value of His Majesty's interest in the Deer. Also appro- priated as above stated - - }	Not ascertainable.	-	-
7 8 6 }	- - -	- - -	- - -	- - -	- - -	- - -
- - -	- - -	- - -	- - -	571 12 10	50 - -	300 - -
- - -	- - -	- - -	- - -	273 8 10 1/2	38 4 6	960 - -
- - -	- - -	- - -	- - -	77 17 6	9 14 8	360 - -
- - -	- - -	- - -	- - -	132 1 6	16 10 2	
722 19 - } computed	- - -	- - -	- - -	62 19 -	7 17 4 1/2	302 - -
per cent. on Principal con- dition Sum - }	- - -	85,135 5 9	{ Paid into the Bank of England on the 10th June 1815; whereof the Sum of £10,676. 2. 9. was for Interest com- puted upon the Principal Sum of £74,459. 3. 0. at the rate of 3 1/2 per cent. per annum, from the end of May 1809, when the Surveyor's Valuation of the Premises was delivered, up to the time of Payment; after deduct- ing from such Interest the Rents and Profits which were, during that pe- riod, paid to the Crown, and also the Property Duty. This Sum has been pursuant to the Act 54 Geo. III. cap. 70. sec. 7. paid to the Commissioners for executing the Act 53 Geo. III. cap 121. for making a new Street from Mary- le-bone Park to Charing Cross.	*3 - -	1 - -	10 13 -
- - -	- - -	- - -		*23 3 -	2 3 8 1/2	61 14 1
205 5 6	- - -	88,660 - -		1,144 2 5 1/2	125 10 5	1,994 7 8







Dates of Certificates.	Names of Purchasers.	RENTS SOLD.		Land Tax allowed.	Purchase Money.
		LONDON—continued.	£ s. d.	£ s. d.	£ s. d.
814. June 30.	John Eardley Wilmot, Esq. -	For Tenements in Pudding-Lane - -	1 10 —	— 6 —	31 4 —
815. June 6.	George Robinson, Esq. -	For a Messuage in Charter-house Yard, formerly the Lord Grey's, now built into Tenements -	— 16 —	- - -	20 16 —
		MIDDLESEX.			
812. Sept. 19.	Charles William, Duke of Buc- cleuch and Queensberry -}	A large Parcel of Ground behind the Mews, against St. Martin's-Lane - - -	— 5 —	- - -	6 15 —
		BAILIWICK of St. JAMES.			
814. April 23.	The Most Noble William Henry Cavendish Scott, Duke of Portland -}	Kemp's Field and Buncher's Clofe, Coleman Hedge, or Coleman Hedge Field, and Dog-house Field, alias Brown's Clofe - - -	3 8 6	— 12 —	73 9 —
		NORTHAMPTONSHIRE.			
815. March 21.	William Horton, Esq. -	For the Manor of Middleton Cheney, (part of £1. 12. 5½.) - - -	— 14 9	— 2 8	15 14 6
Oct. 21.	Mary Perceval, Widow -	For Lands in Nerberrow - - -	— — 6	- - -	— 13 6
		SUFFOLK.			
812. June 15.	Job Matthew Raikes, Merchant	Lands at Hunden - - -	— — 7	- - -	— 16 —
July 30.	Samuel Tatterfole, Yeoman -	Tenement in Withersfield, in Risbridge Hundred	— — 3	- - -	— 7 —
Sept. 19.	John Payne, Farmer -	Lands at Whipstead - - -	— — 3	- - -	— 7 —
813. Jan. 20.	Henry Braddock, Esq. -	The Rose and Crown at Hunden - - -	— — 6	- - -	— 13 6
Feb. 4.	Rev. John Edge, Clerk, and William Spark, M.D. -}	Chantry Lands at Ruthmere - - -	— — 3	- - -	— 7 —
March 9.	Bateman Bigg and George Sparrow, Churchwardens of Stansfield - -}	Lands in Stansfield, called Church Meadow, in Risbridge Hundred - - -	— — 3	- - -	— 7 —
	Barne Barne, Esq. - -	Lands at Dunwich - - -	— 2 4	- - -	3 3 —
June 10.	William Scott, Gent. -	Land in Bayton, in Thedwastre Hundred -	— 2 8½	- - -	3 13 6
814. Feb. 7.	The Rev. Roger Kedington -	Land at Rougham, in Thedwastre Hundred -	— — 3	- - -	— 7 —
May 19.	Elizabeth Stubbin, Widow -	Tenement and Land called Barton's in Posingford, in Risbridge Hundred - - -	— — 6	- - -	— 13 6
	John Cutting and Robert Man- ning, Churchwardens of the Parish of Playford -}	Land in Playford - - -	— — 2	- - -	— 4 6
815. March 21.	John Henry, Duke of Rutland -	A Feodary or Castle Guard Rent of 5s. 6d. per Term, at 20 Weeks to a Term, for Lidgate and Bloomham, per annum - -	— 14 3½	- - -	18 12 —
June 27.	The Right Honourable Horatio Earl of Orford - -}	For the Manor of Nowers in Itringham -	— 3 6	- - -	4 14 6
		WORCESTERSHIRE.			
813. March 9.	Robert Knight - -	Manor of Welbarrow, alias Ouldbarrow -	1 12 4	— 6 —	34 5 —
815. Nov. 17.	Mr. William Stallard - -	For Lands and Tenements in Worcester City -	— 9 4	- - -	12 3 —
		YORKSHIRE.			
812. Oct. 29.	William Hall, Ann Longbot- tom, and John Lee -}	A Clofe of Land in the North of Beverley Beck -	— 5 —	- - -	6 15 —
			18 7 10½	2 3 4	424 12 6



Dates of Certificates.	Names of Purchasers.	RENTS SOLD.		Land Tax allowed.	Purchase Money.
		W A L E S.	£ s. d.	£ s. d.	£ s.
		ANGLESEY.			
1813. Dec. 3.	The Right honourable Thomas James Warren Bulkeley Lord Viscount Bulkeley	Helye Mill - - - -	— 4 —	—	881 12
		Rectory of Penmayne - - -	2 — 8	— 8 —	
		Llanol Enys Land, and Irrogodowey in Tallibolion Hundred - - - -	5 19 4	1 2 —	
		Cliveocke and Llanllibeo - - -	14 — —	2 16 —	
		Lordship or Manor of Gaffrogwey - -	20 — —	4 — —	
		DENBIGHSHIRE.			
1814. Feb. 7.	William Edwards, Esq. -	A. Moiety of certain Lands in Kilkennys -	4 — —	— 16 —	83 4
		PEMBROKESHIRE.			
1815. Mar. 21.	John Meyrick, Esq. - -	For four Tenements and a Mill in Dennte -	3 16 4	— 14 —	274 2
		For Kingfwood and Gawden - - - -	8 6 —	1 12 —	
		For a Tenement in Castellau - - - -	— 14 6	—	
Sept. 9.	John Harcourt Powell, Esq, -	For Land in Westwilliamston, parcel of the Lordship of Carewe - - - -	2 — —	— 8 —	149 1
		For a Tenement in Westwilliamston, formerly in the tenure of John Merton - - -	1 4 —	— 4 —	
		For two Tenements there, formerly in the tenure of John Sidwell - - - -	3 7 8	— 12 —	
		For a Tenement and Mountainous Land in New Carewe, formerly in the tenure of John Ap Hugh - - - -	— 7 —	—	
		£	65 19 6	12 12 —	1,387 19

TOTALS.

	Rents sold.	Land Tax allowed.	Purchase Money
	£ s. d.	£ s. d.	£ s.
In ENGLAND - - - - -	18 7 10 <sup>1</sup> / <sub>2</sub>	2 3 4	424 12
In WALES - - - - -	65 19 6	12 12 —	1,387 19
	£ 84 7 4 <sup>1</sup> / <sub>2</sub>	14 15 4	1,812 12
Land Tax allowed - - - - -	£ 14 15 4		
Net Amount - - - - -	69 12 — <sup>1</sup> / <sub>2</sub>		
Of which sum of £1,812. 12. there has been laid out in the purchase of £1,581. 4. 6. Three-per-Cent. Consolidated Bank Annuities, the Sum of - - - - -			£ s. 1,020 19
Annual Amount of the Dividend of the said Stock £47. 8. 8.			
And the Residue has been applied to the purposes of the New Street Act, 53 Geo. III. cap. 121. pursuant to the Act 54 Geo. III. cap. 70. being - - - - -			791 12
			£ 1,812 12



APPENDIX, No. 8.



A SCHEDULE of all MANORS, BUILDINGS, LANDS, and other HEREDITAMENTS, belonging to the Crown, since the Time of making their First Report to the Legislature; by virtue of the Statute 54 Geo. III. cap. 70, for the further Improvement of the Land Revenue of the Crown:—Showing the Names of the Purchasers; The Annual Value of the said Premises, as returned on oath by the Purchasers; The Annual Value of the said Premises, as returned on oath by the Commissioners; The Purchase Money paid for the Premises:—And also showing, The Annual Value of such Premises as are reserved to the Crown, and The Rents reserved and Fines paid for the last or subsisting Leases thereof.

[Note.—In the Instances in which the Leases contained other Premises, the Value is a proportionable part of the last year's Rent.]

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
BEDFORDSHIRE.		
1813. February 4.	A Piece of Ground, containing 1 R. 1 P. with a House, Three old Cottages, and other Buildings thereon, in Town Street and Mill Lane, Bedford	John Duke of Bedford
BERKSHIRE.		
1814. October 4.	A Parcel of Ground, containing 16 Perches, with a Tenement thereon, in the High-street of Wallingford, at the South-west corner of the Bridge there; for improving the access to the said Bridge	James Blackstone Esq. at the nomination of the Trustees of Wallingford Bridge
CAMBRIDGESHIRE.		
1812. November 10.	The Site of the ancient Mansion-house or Palace of Royston, consisting of one quarter of an Acre of Ground, with five old Cottages thereon	Thomas Wortham, Esq.
CARMARTHENSHIRE.		
1812. September 11.	All Manerial Rights and Royalties within and over the Hamlet of Pentercynydd, (except Mines, Quarries, and Minerals); parcel of the Manor of Diloe	Thomas Foley, Esq. Vice Admiral of the Blue
DENBIGHSHIRE.		
1814. July 11.	A Parcel of Land, containing 1 A. 20 P. in the Parish of Saint Afaph, allotted to His present Majesty, as Lord of the Soil, under the Act 48 Geo. III, intituled "An Act for inclosing Lands in that Part of the Parish of Saint Afaph, in the Counties of Flint and Denbigh, which is not within the franchise of Rhuddlan, in the said County of Flint	John Lloyd, of Wygfair, Esq.
DURHAM.		
1813. November 11.	A Messuage and Lands, containing 38 A. 1 R. 32 P. at Haswell-upon-the-Hill	Sir George Shee, Bart.
ESSEX.		
1814. May 28.	A Parcel of Ground, part of the Soil or Bed of a certain Creek, called Leigh Swatch, near the Town of Leigh; to be used as an Oyfter Fishery	William Alston, Gent.
HERTFORDSHIRE.		
1812. September 24.	A Parcel of Common Meadow Land, called King's Mead, containing 11 A. 0 R. 5 P. in Saint Alban's	Rogers Parker, Esq.
	N.B.—The Crown was entitled only to the first Crop yearly growing on the said Meadow.	
29. 1813. May 8.	A Piece of Ground, containing 2 R. 14 P. in Abbey-lane, Saint Alban's, with three old Cottages thereon	John Hebbes
	A Parcel of Land now an Orchard, containing 2 R. 4 P. in Abbey-lane, Saint Alban's:	Isaac Piggott, and William Pitter
	And, Two Parcels, containing together 2 A. 1 R. 31 P. in the same Lane	house



No. 8.

the Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land 8 Geo. III. cap. 73. to improve the Land Revenue of the Crown in England; or of the Act the Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names employed to survey the same; The Terms unexpired of the subsisting Leases at the time of Sale; and the Premises as had been held under Lease, by the last preceding Surveys, or other Accounts; and

of which have been sold, and which are distinguished by an Asterisk(\*), Rents, and Fines, is inserted in this Schedule.

Annual Value per Surveys on Oath.	Terms unexpired of subsisting Leases at the time of Sale.	Purchase Money.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	<div>Parcel of certain Lands and Tenements, which, with the Honor of Ampthill, were granted, 11th February 1773, to Gertrude then Duchess of Bedford, and other persons, in Trust, at a Rent of £50, and for a Fine of £520; the whole being then certified to be of the annual Value of £508. 6. 11. The Proportions of which Rent, Fine, and Value, applicable to this portion of the Estate, cannot be ascertained.</div>		
30 — —	{ The Life-time of the said John Duke of Bedford - }	390 — —			
20 — —	- - -	260 — —	£ s. d. *6 16 2	£ s. d. 1 14 10	£ s. d. 25 16 1
12 12 —	- - -	300 — —	10 — —	— 6 8	20 — —
4 13 — being computed at 5 per cent. on the Consideration Money.	- - -	93 — —	—	—	—
2 10 —	Never in Lease -	76 — —	—	—	—
20 16 6 subject to Land Tax.	- - -	600 — —	6 — —	1 — —	30 — —
55 — —	1½ year - -	1,000 — —	30 — —	10 — —	100 — —
30 — —	294 days - -	1,050 — —	27 — —	4 — —	100 — —
- - -	Do. - -	450 — —			
33 — —	Do. - -	915 — —			



DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS
<b>HERTFORDSHIRE—continued.</b>		
1814. March 22.	A Water Corn Mill, called The Shoting Mill, with the Garden and a Slip of Lammas Ground thereto adjoining, containing together One Acre; Parcel of the Manor of Hitchin - - - - }	John Ransom - 11
24.	A Water Corn Mill, called The Port Mill, with the Garden, containing 1 R. 4 P.; Parcel of the Manor of Hitchin - - - - }	William Bodger -
1815. September 3.	A Piece of Ground, containing about Half an Acre, with a Cottage thereon; Parcel of the Waste of the Manor of Hemel Hempstead - - }	Thomas Abbott Green, Esq.
<b>KENT.</b>		
1812. September 5.	All the Right and Interest appertaining to the Manor of Eltham, in and to the Soil of Eltham Common, Kidbrooke Common, and Woolwich Common, with all Buildings thereon, and Rents payable in respect thereof;	Henry Earl of Mulgrave, and (Principal Officers of His Majesty's Grace - -
	Also,	
	All Messuages, Lands, Tenements, Quit Rents, and other Rents, payable in respect of any Lands or Tenements within the Parish of Woolwich, and to the said Manor belonging;	
	And,	
	All Manorial Rights and Royalties to the said Manor belonging, within and over the Parishes of Kidbrooke and Woolwich - - - }	John Minet Fector, Esq. 11
1814. May 28.	The Manor of River, with a Parcel of Woodland, containing 4 A. 2 R. 37 P. called Trandham Wood formerly Parcel of the Possessions of the Maison Dieu at Dover;	
	And,	
	Two Parcels of Waste, containing together 4 A. 2 R. 2 P. allotted to His Majesty in respect of the said Manor and Wood, under the River Inclosure Act, 47 Geo. III. - - - - }	
November 15.	A Parcel of Land, containing 1 A. 3 R. 35 P. in Charlton Parish; formerly Parcel of the same Possessions - - - - }	William Collins, Gent. 2
17.	A Parcel of Woodland, containing 5 A. 1 R. 10 P. called Polethorn Wood; and a Parcel of Land, containing 1 A. 1 R. 2 P. called Little Field, in Alkham Parish; formerly Parcel of the same Possessions - - - - }	Edward Rutley - 1
21.	A Parcel of Meadow Land, containing 2 A. 1 R. 19 P. called Sedge Meadow, in Buckland Parish; formerly Parcel of the same Possessions - - }	John Shipden, Esq. 11
—	A Parcel of Meadow Land, containing 4 A. 2 R. 6 P. called Brookditch Field, in Buckland Parish; formerly Parcel of the same Possessions - - }	William Kingsford, Nominee of John Shipden 2
1815. May 19.	A Parcel of Land, containing 3 A. 2 R. 17 P. in the Parish of Charlton, formerly parcel of the same Possessions - - - - }	Thomas Pepper, Gent. 2
<b>MERIONETHSHIRE.</b>		
1814. June 21.	Three Allotments of Land, in the Parish of Llanfachreth, containing together 490 Acres, set out for His Majesty, in respect of his Right of Soil, under the Act 49 G. III. for "Inclosing Lands in the Townships of Nannau-uwch-r-âfon, Nannau-is-r-âfon, and Llanelyd, in the Parishes of Llanfachreth and Llanelyd, in the County of Merioneth" - - - - }	Sir Robert Williams Vaughan, Bart. 11
<b>NORTHAMPTONSHIRE.</b>		
1812. September 24.	The Manor of King's Cliffe, with the Courts, Demesne and other Lands, and the Royalties and Appurtenances thereto belonging - - - }	Alleyn Lord St. Helens, John Lord niker, William Burslem, Cler Evan Foulkes, Gent. Trustees of Will of Henry late Marquis of etc. deceased - -



ds and other Hereditaments, &c. Sold—continued.

No. 8.

Annual Value per Surveys on Oath.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
53 10 — g computed at 5 Cent. on the Con- tration Money.	2 years and 36 days -	1,070 — —	} *58 3 9½	3)5 4	25 4 —
101 — — g computed at 5 Cent. on the Con- tration Money.	2 years and 36 days -	2,020 — —			
2 5 — g computed at 5 Cent. on the Con- tration Money.	- - -	45 — —			
559 6 10 g computed at 5 Cent. on the Con- tration Money.	- - -	11,186 17 —	These Premises are Parcel of the Manor and Estate of Eltham, granted 18th November 1780 to Sir Edward Winnington, Baronet, and the Reverend Doctor John Dodson, for a Reversionary Term of 7 Years, from the 5th of April 1804, and were expressly excepted out of a new Lease of the Premises, granted 9th April 1810 to Sir John Gregory Shaw, Bart. and John Kenward Shaw, Esq. The yearly Value of these Premises, at the Date of the first-mentioned Grant, and the Proportions of the Rent and Fine paid in respect thereof, are included in the Particulars relating to those Grants, stated in the First Report of the Commissioners of Woods, &c. to the Legislature; Appendix, No. 3.		
3 2 —	Of Trandham Wood, 1 year and 113 days -	465 — —	*1 12 — In respect of the Parcel called Trandham Wood only.	— 4 2	4 — 7
1 2 8	- - Do. - -	170 — —	*— 11 7	— 1 5	1 9 5
2 2 10	- - Do. - -	320 — —	*1 1 10	— 2 6	2 15 8
3 2 9	- - Do. - -	470 — —	*1 12 4	— 4 2	4 1 6
7 9 2	- - Do. - -	1,120 — —	*3 16 6	— 10 2	9 14 —
2 — 7	- - Do. - -	305 — —	*1 — 10	— 2 —	2 12 10.
71 10 —	Never in Lease -	1,787 10 —	—	—	—
138 15 6½ je&to the LandTax.	- - -	3,000 — —	91 14 2½	62 — —	54 — —

(continued)



No. 8.

Schedule of all Manors, Buildings

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASER
SURREY.		
1812. October 5.	A Parcel of Arable Land, called Blue Gates, containing 1A. 3R. 33P. in } Chertsey Parish - - - - - }	John Wightwick, Esq.
December 19.	Two Acres of Land, in Chertsey Parish, intermixed with, and forming Part } of, the Pleasure Grounds adjacent and belonging to Woburn Mansion } House - - - - - }	Mary Bridget Petre, Widow, and } Edward Howard, Esq. Testame } Guardians of William Henry F } Lord Petre, an Infant - }
1813. February 24.	A House, called Try's Lodge (formerly a Keeper's Lodge), with the Offices } and Gardens thereto belonging; and Seven Parcels and Allotments of Land } thereto adjoining, containing in the whole 16A. OR. 9P. late Part of the } Great Common or Waste, within the Manor of Chertsey Beomond; with } the yearly Rent reserved in the subsisting Lease thereof - - - }	- - - - - } Herbert Taylor Esq. - }
	Also, A Parcel of Common or Waste Ground, containing 48A. 2R. 26P. adjacent } to, or nearly encompassing the aforeaid Premises, being one of the Allot- } ments set out for His Majesty by the Commissioners for executing the } Chertsey Inclosure Act, 48 Geo. III. - - - }	- - - - - }
1815. February 14.	A Messuage and Lands containing together 42A. 1R. called Potter's Park } Farm, in Chertsey Parish - - - - - }	Edmund Boehm, Esq.
June 9.	Divers Parcels of Land in Walton containing, by Estimation, 20 Acres, } being One Moiety of a certain Parcel of Land and Pasture, anciently } called Fishmereset Allgores, and held of the Manor of Walton Leigh - }	Edward Marjoribanks and James W } Farrer, Esqrs. in Trust for His } Highness Frederick Duke of York } Albany - - - - - }
YORKSHIRE.		
1813. March. 20.	The Manor of the Chapter of Beverley, with all Rents, Courts, Rights, } Members, and Royalties, Demesne Lands and Tenements, thereto belong- } ing, Excepting a Rent of 14s. for a Tenement in Singlethorne - - }	William Beverley, Esq.



ars and other Hereditaments, &c. Sold—continued.

No. 8.

Annual Value per veys on Oath.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
7 8 9 computed at 5 ent. on the Con- tion Money.	- - -	148 15 —	These Lands were included in the Leases of the Manor and Estate of Chertsey, granted 1st May 1779 to Francis Duke of Bridgewater, and others; the particulars of which Lease are stated in the last Three Columns of the Schedule of Leases of Land Estates; Appendix, No. 1. pages 48, 49; <i>suprà</i> .		
15 — — computed at 5 ent. on the Con- tion Money.	- - -	300 — —			
53 — —	{ 31 years, from 5th } January 1813 - }	- - - 3,457 — — exclusive of the Value of the Timber, which was paid to the Account called "The Woods and Forests Fund," in the Bank of England.	53 — —	53 — —	—
25 — —	Never in Lease -	—	—	—	—
47 19 — computed at 5 ent. on the Con- tion Money.	12 $\frac{3}{4}$ years - -	959 — —	18 10 6	13 8 —	—
45 — —	1 $\frac{3}{4}$ years - -	1,294 2 3	36 18 9	2 10 —	130 — —
325 15 6 computed at 5 ent. on the Con- tion Money.	- - -	6,515 10 —	40 — —	— 6 8	330 — —
673 3 1 $\frac{3}{4}$	- - -	39,767 14 3	387 18 6	188 16 11	839 14 1

Which Sum of £39,767. 14. 3. Purchase Money, has been disposed of as follows; viz.

In the Purchase of £31,261 6 5	Three per Cent. Consolidated Bank Annuities	- - -	£ s. d. 18,288 12 —
In the Purchase of 16,090 — 11	Three per-Cent. Reduced Bank Annuities	- - -	9,750 10 —
Together - £47,351 7 4	Stock, the Annual Dividend of which is £1,420. 10. 9.		
Placed to the Account called "The Woods and Forests Fund," in the Bank of England, under the Act 52 Geo. III. cap. 161.			3,457 — —
Placed to the Account called "The Navy Timber Nurfery Fund," also there, under the Act 54 Geo. III. cap. 70.			7,921 12 3
Placed to the Account called "The New Street Account," also there, under the said Act 54 Geo. III. cap. 70.			350 — —
			39,767 14 3



## Appendix, No. 9.

AN ACCOUNT of LAND TAX charged on Estates belonging to the Crown, Redeemed by the Commissioners of His Majesty's Woods, Forests, and Land Revenues; and of the Three-per-Cent. Bank Annuities transferred to the Commissioners for the Reduction of the National Debt, as the Consideration for such Redemption; from the Time of making to the Legislature the First Report, to the Time of making the Second Report, of the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

Dates of Contracts for Redemption.	Land Tax redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Consols.	Reduction.
	£ s. d.		£ s. d.	£
	1,039 7 3½	Amount of Land Tax redeemed, and of Stock transferred for the same, according to the Accounts comprised in the Appendix to the First Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues - - - -	37,309 — 7	801
		BUCKINGHAMSHIRE.		
1813. September 24.	6 — —	Several Parcels of Land, called St. John's Wood Estate, in Chipping Wycombe, containing 371 A. OR. 18 P. - -	220 — —	
1814. January 8.	8 — —	A Farm, called Muftians, in Eton, containing 61 A. 3 R. 15 P. -	293 6 8	
		CAMBRIDGESHIRE.		
1815. January 14.	3 16 —	Lands and Premises in Newmarket - - -	139 6 8	
		CARDIGANSHIRE.		
1813 March 13.	1 — —	A Messuage and Lands, called Cefen-y-Maes in Troedryaur -	- - -	36
		CORNWALL.		
1814. December 24.	80 14 10	Manors of Rialton and Retraighe, and divers Messuages and Lands thereto belonging - - - -	2,960 10 7	
		CUMBERLAND.		
1815. January 21.	1 14 4½	Lands and Premises, called Abbey, in Lanercost - -	63 — 6	
—	— 7 9¾	Lands and Premises, in the Township of Bank; and other Premises, called Stonehouse, in Lanercost - - - -	14 6 6	
		DERBYSHIRE.		
1814. April 16.	45 9 3½	The Manor of Eckington, with divers Lands, containing 930 A. 1 R. 18 P. and Appurtenances - - -	1,667 — 9	
		DORSETSHIRE.		
1815. February 27.	5 5 —	Manor of Portland, and fundry Lands and Quarries in the Parish and Island of Portland - - - -	192 10 —	
		DURHAM.		
1812. August 6.	8 19 4½	Divers Farms and Lands, called Chopwell Woods Estate in Ryton, containing 421 A. OR. 12 P. - - -	- - -	328 5
		ESSEX.		
1812. December 26.	4 12 —	Divers Lands and Tenements in Barking, containing 30 A. 3 R. 13 P. -	168 13 4	
1814. September 5.	44 8 —	Manor of Stapleford Abbott, with Stapleford Hall, Woolve's and Joye's Farms - - - -	1,628 — —	
		HERTFORDSHIRE.		
1814. May 7.	2 — —	Tolls of the Market of Hitchin - - - -	73 6 8	
		KENT.		
1812. June 27.	20 12 —	The Manor or Farm of Neat's Court, and fundry Lands thereto belonging, in Minster, in the Isle of Sheppey, and certain Lands called Foxenden, in the said Isle, containing together 739 A. 1 R. 19 P. - - -	- - -	755



Dates of Contracts for Redemption.	Land Tax redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Confols.	Reduced.
	£ s. d.	KENT—continued.	£ s. d.	£ s. d.
1812. October 16.	188 9 8	Divers Lands and Tenements, within the Manor of Eltham, and Parishes of Eltham, Lee, and Mottingham, containing 2,392 A. 0 R. 15 P. - - - -	6,911 1 2	
21.	6 4 —	Certain Lands called The Maifon Dieu, near Dover, containing 116 A. 3 R. 37 P. - - - -	227 6 8	
1814. November 12.	16 4 —	Lands and Woods in Gillingham - - - -	594 — —	
		LEICESTERSHIRE.		
1812. December 23.	18 17 5	Several Messuages and Lands at Stanton-under-Bardon, in Thornton, containing 352 A. 2 R. 15 P. - -	691 18 8	
		LINCOLNSHIRE.		
1813. January 4.	114 4 —	Manors of Whapload and Moulton, and Lands thereto belonging, containing 2,302 A. 2 R. 10 P. - - - -	4,187 6 8	
April 30.	2 11 —	Lands in Algarkirke and Fofdiike, containing 26 A. 2 R. 23 P. -	93 10 —	
1814. November 21.	2 16 —	A Messuage and Lands, called Coney Garths and Lound Ines, in Hazey Parish - - - -	102 13 4	
		MIDDLESEX.		
1812. June 18.	5 10 —	Two Messuages on the East side of Charing Cross Street -	- - -	201 13 4
July 1.	8 16 4	Five Messuages on the South side of Holborn - - -	- - -	323 5 6 $\frac{3}{4}$
	7 1 10	Five Messuages on the South side of the same Street - -	- - -	260 — 6 $\frac{3}{4}$
	11 27 8	Four Messuages on the South side of the same Street - -	- - -	435 14 5 $\frac{1}{2}$
	4 15 10	Four Messuages in White Hart Yard, Drury Lane - -	- - -	175 13 10 $\frac{3}{4}$
	4 12 —	Four Messuages in the same Yard - - -	- - -	168 13 4
14.	7 — —	Premises on the North side of Scotland Yard - -	- - -	256 13 4
August 25.	7 13 —	A Farm, called Little St. John's Wood, at Highbury - -	280 10 —	
	3 7 6	A Farm, called Cream Hall, formerly Highbury Wood -	123 15 —	
1813. March 18.	13 13 —	Six Messuages on the South side of Piccadilly - -	500 10 —	
	13 10 —	Five Messuages on the West side of St. James's Street - -	495 — —	
	12 9 —	Three Messuages on the East side of the same Street; and One Messuage on the West side of Duke Street, and North side of Great Ryder Street, St. James's - - -	456 10 —	
August 3.	5 5 —	The Bargeway at Hampton Court, comprising Two Pieces of Land, and a small House, &c. - - - -	192 10 —	
1814. May 21.	9 6 —	Two Messuages on the South side of Piccadilly; and Two Messuages on the North side of Jermyn Street - -	341 — —	
June 4.	106 14 1	Divers Messuages on or near Great Tower Hill - -	3,912 9 9	
December 12.	1 7 6	Broom Clofe in Teddington - - - -	50 8 4	
1815. January 21.	17 6 1 $\frac{1}{2}$	Lands and Premises in Twickenham - - -	634 11 4	
March 27.	6 7 6	Two Messuages on the South side of Piccadilly - -	233 15 —	
		MONMOUTHSHIRE.		
1814. December 12.	5 5 9 $\frac{1}{2}$	A Messuage and divers Lands, in the Parish of Undy - -	193 19 1	
1815. January 14.	— 9 11 $\frac{1}{2}$	The Ufk Fishery - - - -	18 5 2	
		NORFOLK.		
1813. April 3.	33 — —	Divers Lands in West Walton, Walfoken, and Walpole Saint Peter, containing 426 A. 2 R. - - - -	- - -	1,210 — —
		NORTHAMPTONSHIRE.		
1815. June 24.	34 17 7	An Estate in Brigstock Parish - - - -	1,278 18 1	

(continued)



Dates of Contracts for Redemption.	Land Tax redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Confols.	Reduced.
	£ s. d.	SOUTHAMPTON.	£ s. d.	£ s.
1815. Jan. 21.	12 2 —	Buckholt Wood Estate - - - - -	443 13 4	
		SUFFOLK.		
1813. Feb. 25.	4 — —	Divers Lands in Leiston, containing 873 A. O R. 27 P. - -	146 13 4	
1815. Jan. 28.	27 12 8	St. Edmund's and the Chantry Farms in Brundish, Tannington, and Wilby - - - - -	1,013 4 6	
		SURREY.		
1812. Aug. 8.	3 12 —	A Farm called Winterhouse, in Esher, containing 78 A. O R. 28 P. -	- - -	132 —
1814. May 21.	14 10 —	Two Farms called Sayes and Brox, in Chertsey, containing 189 A. I R. 11 P. - - - - -	531 13 4	
Nov. 21.	164 16 —	Manor of Chertsey, and divers Farms and Lands there - -	6,042 13 4	
26.	16 11 9	Lands belonging to the Manor of Moulsey Priory - -	608 4 2	
1815. April 24.	1 14 —	A Messuage, two Cottages, and Premises, in Egham - -	62 6 8	
		SUSSEX.		
1814. Dec. 24.	10 18 —	Coltstaple Farm and Lands - - - - -	399 13 4	
		WARWICKSHIRE.		
1812. Aug. 25.	10 14 8	A Farm called Teddington, in Alveston, containing 190 A. O R. 17 P. -	393 11 2	
Dec. 14.	57 6 10	Divers Lands and Tenements in Hampton in Arden, and Bicken- hill, containing 1,091 A. 3 R. 19 P. - - - - -	2,102 10 7	
		WILTSHIRE.		
1815. Mar. 13.	54 4 8	Six Farms in the Parish of Cricklade - - - - -	1,988 11 2	
		YORKSHIRE.		
1812. Aug. 27.	2 9 6	A Messuage and Lands at Skelton Coat, containing 127 A. 3 R. 2 P. -	90 15 —	
29.	15 7 —	A Messuage and divers Lands, called Northstead, in Scalby, con- taining 513 A. 3 R. 6 P. - - - - -	562 6 8	
—	9 8 7	A Messuage and Lands called Heworth Grange, in Heworth, con- taining 123 A. 3 R. 6 P. - - - - -	345 14 9	
Oct. 24.	1 18 11½	A Messuage and Lands at High and Low Dunsforth, containing 57 A. O R. 29 P. - - - - -	71 8 6	
1813. Feb. 13.	3 1 4	Certain Lands at Ryhill, in Wragby, containing 93 A. 3 R. 3 P. -	112 8 11	
May 24.	3 6 6	Two Farms called Sutton Grange, and Greenthwaite Grange, in the Township of Sutton on the Forest, containing 187 A. I R. -	121 18 4	
July 13.	16 10 9	Divers Lands in Hooton Lockrys, containing 564 A. 3 R. 9 P. -	606 7 6	
1814. Nov. 12.	10 8 1	Acklam alias Acklome Estate - - - - -	381 9 9	
£	2,382 11 —½		82,274 4 10	5,085 11 1
Together - - -			£87,359 16 9	



## Appendix, No. 10.

PARTICULAR of the Amount of LEASEHOLD RENTS in the several Counties of ENGLAND, as the same stand in Charge before the Auditors of His Majesty's Land Revenue, on the 10th day of October 1814;—viz.

				Gross Annual Amount of Rents actually answered by the Receiver.	Gross Annual Amount of Rents in Arrear.	Total Amount.
				£ s. d.	£ s. d.	£ s. d.
FORD	-	-	-	50 — —	Nil.	50 — —
s	-	-	-	718 18 2	158 19 3	877 17 5
s	-	-	-	1,119 5 3	Nil.	1,119 5 3
bridge	-	-	-	118 18 6	85 15 1	204 13 7
fter	-	-	-	611 18 2	22 7 5	634 5 7
wall	-	-	-	333 — 5	53 15	386 15 11
berland	-	-	-	420 14 8½	50 13 4	471 8 —½
y	-	-	-	4 — —	62 1 6	66 1 6
on	-	-	-	6 — —	11 18 3	17 18 3
et	-	-	-	794 9 8	143 8 —	937 17 8
am	-	-	-	261 19 —	10 — —	271 19 —
-	-	-	-	1,412 16 6	8 — —	1,420 16 6
cester	-	-	-	Nil.	Nil.	Nil.
ford	-	-	-	Nil.	3 3 4	3 3 4
ford	-	-	-	271 8 6½	Nil.	271 8 6½
ingdom	-	-	-	Nil.	107 13 —	107 13 —
-	-	-	-	4,928 1 4	75 — 2	5,003 1 6
after	-	-	-	1,537 10 8	14 16 8	1,552 7 4
fter	-	-	-	Nil.	Nil.	Nil.
la	-	-	-	8,249 12 11	Nil.	8,249 12 11
on	-	-	-	122 19 2	Nil.	122 19 2
Middlesex	Landed Estates in Middlesex			1,821 9 10	13 16 8	1,835 6 6
	Houses in Middlesex and Westminster			5,662 5 3	1,433 15 10	7,096 1 1
	Do. - in the Bailiwick of St. James, Westminster			9,416 10 2	406 3 3	9,822 13 5
olk	-	-	-	1,331 18 —	271 15 7	1,603 13 7
ampton	-	-	-	21 3 4	240 6 11	261 10 3
umberland	-	-	-	37 4 2	Nil.	37 4 2
agham	-	-	-	2,086 7 9	4 5 3	2,090 13 —
d	-	-	-	160 — —	10 1 —	170 1 —
nd	-	-	-	Nil.	Nil.	Nil.
-	-	-	-	Nil.	3 10 —	3 10 —
Hospital Revenue, in divers Counties				1,358 8 4	1,102 6 9	2,460 15 1
set	-	-	-	74 2 —	Nil.	74 2 —
ampton	-	-	-	270 7 7½	80 — —	350 7 7½
Wight	-	-	-	Nil.	Nil.	Nil.
ard	-	-	-	Nil.	1 — —	1 — —
k	-	-	-	1,043 14 3	Nil.	1,043 14 3
y	-	-	-	4,427 7 2	252 15 2½	4,680 2 4½
-	-	-	-	852 6 —	115 13 4	967 19 4
ick	-	-	-	382 2 2	Nil.	382 2 2
orland	-	-	-	Nil.	Nil.	Nil.
-	-	-	-	421 8 4	Nil.	421 8 4
ester	-	-	-	111 8 —	Nil.	111 8 —
o	-	-	-	6,714 2 —	60 8 5	6,774 10 5
£				57,153 17 4½	4,803 9 8½	61,957 7 1

26th February 1816.

Rich<sup>d</sup> Gray.



## Appendix, No. 11.

A PARTICULAR of the Amount of FEE FARM RENTS in the several Counties of ENGLAND as the same stand in Charge before the Auditors of His Majesty's Land Revenue on the 10 day of October 1814;—viz.

	Gross Annual Amount of Rents actually answered by the Receiver.	Gross Annual Amount of Rents answerable, but in Arrear not exceeding 5 Years.	Gross Annual Amount of Rents answerable, but in Arrear beyond 5 Years.	TOTAL AMOUNT
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
BEDFORD	12 4 4	Nil.	— 9 10	12 1 2
Berks	21 2 11½	Nil.	79 7 8	100 1 7
Bucks	14 16 2	Nil.	Nil.	14 1 2
Cambridge	17 13 1¾	Nil.	— 15 11½	18 1 2
Chester	22 7 2½	8 5 4½	10 17 1½	41 1 2
Cornwall	19 — —½	Nil.	— 7 8	19 1 2
Cumberland	42 3 4	Nil.	— 3 —	42 1 2
Derby	24 2 3½	— 10 4	Nil.	24 1 2
Devon	34 5 7½	Nil.	1 7 7	35 1 2
Dorset	55 17 4¼	Nil.	Nil.	55 1 2
Durham	Nil.	Nil.	Nil.	N
Essex	43 9 4½	Nil.	2 16 4	46 1 2
Gloucester	Nil.	Nil.	Nil.	N
Hereford	37 6 11	Nil.	Nil.	37 1 2
Hertford	32 1 1¼	Nil.	6 17 11	38 1 2
Huntingdon	1 6 8	Nil.	Nil.	1 1 2
Kent	Nil.	Nil.	Nil.	N
Lancaster	262 11 4	Nil.	— 16 8	263 1 2
Leicester	18 13 2½	Nil.	Nil.	18 1 2
Lincoln	483 12 11	Nil.	— 6 8	483 1 2
London	40 18 2½	Nil.	4 19 7	45 1 2
Middlesex	39 17 5	— 2 —	4 — 6	43 1 2
Do. - (Bailiwick of St. James, Westminster)	1 6 8	Nil.	Nil.	1 1 2
Norfolk	— 3 4	Nil.	— 9 2½	— 1 2
Northampton	51 5 7	3 9 10	— 13 4	55 1 2
Northumberland	12 — 4	Nil.	Nil.	12 1 2
Nottingham	114 19 —	Nil.	Nil.	114 1 2
Oxford	17 16 1¾	Nil.	— 2 —	17 1 2
Rutland	Nil.	Nil.	Nil.	1 1 2
Salop	20 10 9	Nil.	Nil.	80 1 2
Savoy Hospital Revenue, in divers Counties	16 13 4	33 6 8	Nil.	50 1 2
Somerset	6 11 6	Nil.	— 19 8	7 1 2
Southampton	11 3 4	Nil.	Nil.	11 1 2
Isle of Wight	13 15 6½	Nil.	Nil.	13 1 2
Stafford	38 — —	Nil.	Nil.	38 1 2
Suffolk	36 18 7¾	8 3 2¾	— 5 2	45 1 2
Surrey	2 5 10½	4 16 5	Nil.	7 1 2
Suffex	2 — 1½	2 7 9	Nil.	4 1 2
Warwick	Nil.	Nil.	— 1 —	— 1 2
Westmorland	29 15 2	Nil.	Nil.	29 1 2
Wilts	Nil.	Nil.	Nil.	1 1 2
Worcester	42 12 7	Nil.	Nil.	42 1 2
York	1,121 7 5	4 6 8	— 10 6	1,126 4 7
£	2,822 14 11¼	65 8 3¼	116 7 4½	3,004 0 7

26th February 1816.

Rich<sup>d</sup> Gray.



Appendix, No. 12.

A STATEMENT of the Amount of the RENTS belonging to The CROWN, as well of the Rents called FEE FARM RENTS, as of those reserved on LEASES, or GRANTS for years, up to the latest period, within the Principality of WALES, and County of MONMOUTH;—viz.

COUNTIES.	FEE FARM RENTS.				LEASEHOLD RENTS.		
	Gross Annual Amount of Rents actually answered by the Receiver.	Gross Annual Amount of Rents answerable, but in Arrear not exceeding 5 Years.	Gross Annual Amount of Rents answerable, but in Arrear beyond 5 Years.	TOTAL AMOUNT.	Gross Annual Amount of Rents actually answered by the Receiver.	Gross Amount of Rents in Arrear.	TOTAL AMOUNT.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Pembroke - -	794 15 5 <sup>1</sup> / <sub>2</sub>	151 9 3	48 5 10	994 10 6 <sup>1</sup> / <sub>2</sub>	7 — —	- - -	7 — —
Cardmarthen - -	507 3 8	8 5 6	39 9 10 <sup>1</sup> / <sub>2</sub>	554 19 — <sup>1</sup> / <sub>2</sub>	28 1 6	5 — —	33 1 6
Cardigan - -	129 3 7	53 12 6	54 14 6	237 10 7	41 12 —	10 — —	51 12 —
Brecknock - -	109 2 3 <sup>1</sup> / <sub>4</sub>	- - -	17 7 4	126 9 7 <sup>1</sup> / <sub>4</sub>	281 4 8	- - -	281 4 8
Radnor - -	81 1 —	18 16 4	17 5 8 <sup>1</sup> / <sub>2</sub>	117 3 — <sup>1</sup> / <sub>4</sub>	15 6 5	11 — —	26 6 5
Glamorgan - -	42 4 11 <sup>1</sup> / <sub>4</sub>	3 17 2 <sup>3</sup> / <sub>4</sub>	29 4 2 <sup>1</sup> / <sub>4</sub>	75 6 4 <sup>1</sup> / <sub>4</sub>	1 — —	- - -	1 — —
Monmouth - -	87 7 1 <sup>1</sup> / <sub>2</sub>	64 10 2 <sup>1</sup> / <sub>4</sub>	4 5 2-	156 2 6 <sup>1</sup> / <sub>4</sub>	160 — —	- - -	160 — —
£	1,750 18 — <sup>1</sup> / <sub>2</sub>	300 11 —	210 12 7 <sup>1</sup> / <sub>2</sub>	2,262 1 8 Fee Farm.	534 4 7	26 — —	560 4 7
	300 11 —			560 4 7 Leasehold.	26 — —		
	210 12 7 <sup>1</sup> / <sub>2</sub>	Total Amount of South Wales Rental }		£ 2,822 6 3	560 4 7		
£	2,262 1 8						

Anglesey - -	263 11 — <sup>1</sup> / <sub>2</sub>	7 7 8 <sup>1</sup> / <sub>2</sub>	88 9 1 <sup>1</sup> / <sub>2</sub>	364 7 10 <sup>1</sup> / <sub>2</sub>	9 1 3 <sup>1</sup> / <sub>2</sub>	- - -	9 1 3 <sup>1</sup> / <sub>2</sub>
Caernarvon - -	296 5 2 <sup>1</sup> / <sub>2</sub>	8 1 10	187 14 6 <sup>1</sup> / <sub>2</sub>	492 1 7	52 8 1 <sup>1</sup> / <sub>2</sub>	6 3 4	58 11 5 <sup>1</sup> / <sub>2</sub>
Merioneth - -	47 9 11	23 5 4	153 14 8 <sup>1</sup> / <sub>2</sub>	224 9 11 <sup>1</sup> / <sub>2</sub>	1 — —	5 13 4	6 13 4
Denbigh - -	712 6 —	17 14 4	945 2 4	1,675 2 8	77 — 6	— 13 4	77 13 10
Flint - -	148 1 10	7 10 6	155 19 4 <sup>1</sup> / <sub>2</sub>	311 11 8 <sup>1</sup> / <sub>2</sub>	1 16 8	3 — —	4 16 8
Montgomery - -	19 6 10 <sup>1</sup> / <sub>2</sub>	- - -	8 7 6	27 14 4 <sup>1</sup> / <sub>2</sub>	—	—	—
£	1,492 — 10 <sup>1</sup> / <sub>2</sub>	63 19 8 <sup>1</sup> / <sub>2</sub>	*1,539 7 7	3,095 8 2 Fee Farm.	141 6 7	15 10 —	156 16 7
	63 19 8 <sup>1</sup> / <sub>2</sub>			156 16 7 Leasehold.	15 10 —		
	1,539 7 7	Total Amount of North Wales Rental, }		£ 3,252 4 9	156 16 7		
£	3,095 8 2						

\*Memorandum :—In these are included certain Rents called Collection Rents ; the nature of which, and the causes of arrear, are fully explained in the 16th Report of the Commissioners of the Land Revenue, &c. dated March 28, 1793.

Auditor of Wales's Office, Palace Yard, Westminster, }  
the 24th Feby 1816.

Albert Badger,  
Deputy Auditor.



## Appendix, No. 13.

No. 13.

REPORT of The COMMISSIONERS of WOODS, &c. proposing the omission of the Proviso inserted in CROWN LEASES, for making the same absolutely void on breach or non-performance of the Covenants contained therein, in all future Leases of Crown Lands; and Treasury Letter, approving thereof.

MY LORDS,

Office of Woods, 11th July 1814.

PREVIOUSLY to Mr. Fordyce's appointment to the Office of Surveyor General of the Land Revenue, there were no special Covenants respecting the details of management inserted in the Leases of the Crown Lands.

The only Covenants in the old Leases (besides common Covenants for repairs, and, where requisite, for protecting Timber Trees, and Trees likely to become Timber,) were—1st. For Payment of Rent:—2d. For the Enrolment of the Lease and Assignments with the Auditor, and entering Docquets thereof, and of all Assignments, in the Office of the Surveyor General:—3. For making the Lease *void, on default of compliance with any of the Covenants.*

But Mr. Fordyce, who was well acquainted with the best modern Improvements in Agriculture, and possessed much practical experience in that respect, submitted, and received the sanction of your Lordships Board to the heads of certain special Covenants for securing the most approved modes of cropping, manuring, fencing, draining, periodical cutting of Coppice Woods, &c. during the period of the Lease; retaining at the same time, as a matter of course, the former Covenants, without having required any new authority as to them.

For the reasons mentioned in our Triennial Report, we thought it our duty to bring again under your Lordships consideration, by our Letter dated 15th July 1811, this Plan of Covenants, including those last-mentioned, but modified, altered, and added to, under 18 different Heads.

These 18 Heads, but altered in the 5th, received your Lordships approbation by a Treasury Minute of 22d October following, transmitted to us in Mr. Wharton's Letter of the 29th of the same month.

They were then printed, and communicated to all Parties desiring New or Renewed Leases from the Crown, at the same time with the proposal of terms for the quantum of Rent, duration of the Lease, &c. as containing the substance of the Covenants which would be to be inserted in such Leases.

It had been the established practice, in making out the Warrants for Crown Leases, to authorize the Clerk of the Pipe to insert, not only such Covenants as were mentioned in the Particular or Constat and Rate prepared by the Surveyor General, but also "such others as he should think necessary for His Majesty's Service," &c. and under those words, that Officer had been accustomed to make additions thereto, which, not having been previously communicated to the Parties, were in some instances objected to by them.

Having, in our before-mentioned Letter of 15th July 1811, represented the inconvenience of giving the Clerk of the Pipe such a power, the words above-mentioned were directed by your Lordships to be left out in all future Warrants.

On the other hand, having observed in our said Triennial Report, that any such scheme of Covenants, framed upon general principles, could only serve as a sort of land marks to guide the Surveyors in the first instance in recommending, and those who are entrusted with the management of the Crown's Estates, afterwards, in deciding which of such Covenants, and what others, might be applicable to the particular Estate under consideration, we have continued to consider ourselves as warranted in making such Alterations therein, as the course of farming, or other local circumstances of the Country, seemed to render expedient.

Some time after the above-mentioned 18 Heads had been printed and circulated, and, having been submitted to various applicants, had been acceded to by several, and such Covenants actually inserted in some Leases, and specified in the Constats for others (varied only in certain instances by the advice of the Surveyors as to the course of husbandry,) without any objection being made to the 18th, which was, "to make the Lease and all Assignments thereof void, on default of the performance of any of the Covenants therein contained;" a Proposal of Terms having been sent to the Duke of Newcastle, for a new Lease of the Newark Estate, that Covenant was objected to on the part of his Grace; and the arguments in support of such objection appearing to us to have considerable weight, we had a 19th Article prepared in the following words:—"And a Clause is to be inserted in the said Lease, for enabling His Majesty, His Heirs and Successors, or the said Commissioners (or Surveyor General of Land Revenue,) on behalf of His said Majesty, His Heirs and Successors, in case of the non-payment of the said Rents, or the non-fulfilment of all or any of the Covenants before recited, to re-enter into and upon the said Premises, or upon any part or parts thereof, and to expel, put out, and remove therefrom the said Lessee, or his Executors, Administrators or Affigns,

First Triennial  
Report of the  
Commissioners of  
Woods, &c.  
Appendix,  
No. 13.



" Assigns, and from thenceforth to retain, repossess and enjoy the same, as fully and effectually as if the said Lease had never been granted ;" in other words, to make the Lease for any such Breach only *voidable*, but not *ipso facto void*, which was the case in all the Crown Leases for above a century, and, indeed, as far back as there are any documents or entries on that subject in the books of the Land Revenue.

But, as we conceived it probable that the Covenant so objected to had been introduced upon due consideration, in order to give the Crown, if it chose to exercise it, that higher security, we also retained the 18th Article, and had the Scheme, then consisting of 19 Heads, reprinted, and circulated in the manner before-mentioned; considering that it would be in the option of the Servants of the Crown, in case of any breach of any of the other Stipulations, to avail themselves of the former stricter Clause, or, waving that, to proceed only under the new power of re-entry.

It has, however, been since represented to us, on the part of Lord Grantham, " That in case the Tenant of the Crown should have to resort to a Court of Law for redress on account of any Injury he might sustain in his character of Lessee, the smallest failure on his part in the performance of any of the Stipulations in the Lease would, in consequence of the 18th Covenant, lay him open to easy proof that his Title was entirely gone, and that in such case all his Under Lessees would be subject to the same failure, as well as to other great disadvantages." And his Lordship has prayed, that only a power of re-entry may be inserted, whereby he would be subject to the controul of the Officers of the Crown, who, in case of any failure in the performance of the Covenants, would of course attend to a fair representation of the state of the case.

How far a Stranger, not privy to the Lease and Covenants, could avail himself, by virtue of the 18th Covenant, of any forfeiture incurred, to the effect suggested on the part of Lord Grantham, in consequence of a breach of any of the others, the Crown not having noticed such breach, is a question which we are not competent to decide; but, on further consideration of the whole subject, it has occurred to us that there is a severity in the application of the 18th Covenant to the new Special Stipulations for cropping, manuring, &c. so as absolutely to render the Lease null on the slightest deviation, however unintentional or accidental, which could not be in contemplation or foreseen when that Covenant was first introduced, and which had probably not been considered by Mr. Fordyce when he continued it, as it certainly was not by us, and therefore not suggested to your Lordships when we laid before you the new Scheme above-mentioned.

On this account, therefore, added to the Reasons suggested on the part of the Duke of Newcastle and Lord Grantham, we have suspended proceeding on the Lease to Lord Grantham, till we should submit to your Lordships the propriety of entirely omitting the 18th Covenant, and resting the Security of the Crown, for the performance of the others, on the Clause for re-entry.

In the meantime, however, several persons had agreed to accept Leases with both the 18th and 19th Covenants; and even since we have been deliberating on this Representation to your Lordships, having been urged in two or three instances, where a similar acquiescence had been signified, to allow the proceedings to go on, we have complied with such Applications, satisfied there could be no objection to this on the part of the Crown. But, should your Lordships be pleased to approve of the substitution of the 19th for the 18th Covenant, we beg leave to recommend that your Instructions be forthwith given to the Clerk of the Pipe, or his Deputy, to omit the said 18th Covenant, and to insert the said 19th Covenant only, in all Leases for the preparation of which Warrants from your Board are now before those Officers, or either of them.

We are, my Lords,  
Your Lordships' very humble Servants,

GLENBERVIE.  
W. D. ADAMS.  
HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

MY LORD AND GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Letter of the 11th ultimo, submitting the propriety of omitting in future Crown Leases the 18th, and inserting the 19th Covenant, as suggested in your said Letter, I am commanded by my Lords to acquaint you, that they are pleased to sanction this alteration, and that they have given Instructions to the Clerk of the Pipe accordingly.

I am, my Lord and Gentlemen,

Your most obedient Servant,  
Geo. Harrison.

Treasury Chambers, 27th August 1814.  
The Commissioners of Woods, &c.



No. 14. (A.)

Appendix, No. 14. (A.)

REPORT of the COMMISSIONERS of WOODS, &c. relative to the Principles observed by the Architects in the LAND REVENUE DEPARTMENT, in making their Valuations of Houses belonging to the Crown; and Treasury Letter of Instructions thereon.

MY LORDS,

The New Street Office, 25th July 1815.

IN the course of our negotiations for the Purchase of Property in the line of the intended New Street from Portland Place to Pall Mall, a considerable part of which passes through the Estate of His Majesty, our attention has been drawn to the great difference existing, in many instances, between the terms of the Leases granted within a few years past by the Crown, upon the valuation of the Architects belonging to the Land Revenue Department, and the amount we have been obliged to pay for the Surrender of the same Leases, for the purposes of the New Street.

We have also had occasion to advert, in the progress of this business, to the high Valuation made by those Architects of the whole of the Property in question (which Valuation was transmitted with our Report to your Lordships of the 8th March 1813\*) as compared with the Terms proposed by themselves, from time to time, as New Leases were granted for detached portions of it; we therefore thought it necessary, in the first instance, to call upon them for such a division and detail of their former Estimate as might enable us to see the difference which, in their judgment, ought to be made in each individual case between the Terms granted by the Crown to its Tenants, and those on which the same Interests are to be repurchased by the Public.

\* Infra.

Finding, however, from their Answer, that the Architects were not prepared, for the reasons they have stated, to give us the detailed information we required, we selected a few of the strongest cases which had come under our observation, and desired them to explain to us, not only the grounds upon which their Valuations had been made in those particular cases, but also to add such Information as they might deem necessary on their general course of proceeding.

In reply to this communication, we have received a Letter from Messrs. Leverton and Chawner, containing a Statement of the manner in which they had estimated the value of the particular Premises we had pointed out, and setting forth the general principles which have regulated their conduct in valuing the Property of the Crown.

As these principles so materially affect the important branch of the Land Revenue arising from Houses belonging to His Majesty in London, we feel it our duty to lay the Correspondence which has passed upon this subject before your Lordships, and to submit the whole to your consideration and decision.

34 Geo. III.  
cap. 75.

Surveyor General's  
First Triennial  
Report to the  
Legislature;  
Appendix,  
No. 16.

The practical difficulties attending the execution of the Act of 1794, for regulating the management of the Land Revenue, and particularly the earlier endeavours to break through the practice previously established, of granting beneficial Leases of the Property of the Crown, appear to have rendered it necessary, in the opinion of those to whom the business was entrusted, to proceed gradually, and with caution, in raising the Rents of His Majesty to a level with those of private Proprietors, as contemplated by the Legislature: for although the Act directs that an Estimate shall be made by Surveyors acting on oath of the *true* and *fair improved* Annual Worth or Value of the Property to be surveyed, which rule, it was observed by the late Surveyor General, "would serve to ascertain the Value at which such Estates should be let, if they were private Property;" and although your Lordships Minute of the 4th November 1794, founded upon Mr. Fordyce's detailed and able Report of the 5th August in the same Year, states, that the deduction of One-twentieth of the Net Rent ascertained by the Surveyors will be sufficient to allow to the old Tenants upon the Renewal of their Leases; yet it appears from the Statement we enclose, that the Surveyors have hitherto been guided by a more vague and discretionary Rule of Valuation, and that they have set the Rents "lower than the general market-price of the day;" the deduction of One-twentieth, as directed by your Lordships, being still made from such lowered Rents, in favour of those Tenants to whom renewed Leases are granted.

Considering the difficulties to which we have referred, of overturning a long established system, and resisting, the claims and expectations of a large body of powerful individuals who had been accustomed to regard the Leasehold Property of His Majesty, held by themselves and their Families, nearly in the light of a Freehold Tenure, we are confident your Lordships will not withhold your sanction from the Management by which those difficulties have been overcome. But now that a perseverance of more than Twenty Years has confirmed and established the general System laid down by the Legislature in this respect, we submit to your Lordships, whether the principles upon which our Surveyors state that they have hitherto acted should still be the ground-work of their Valuations; or whether they should be instructed, in all future Surveys, to make their Estimate of the Property, after calculating all the necessary



necessary deductions detailed in their Letter, at the general market-price of the day, exactly as they would do for any private individual; so that whatever encouragement it is your pleasure to hold out to the Tenants of the Crown may be given, not at the discretion of the Surveyors, and without the knowledge and express sanction of your Lordships or of this Board, but under your or our direction and authority; and that you may at least have the means of knowing to whom and in what degree the Royal favour is extended.

With a reference to the large pecuniary sacrifices which the Public is now called upon to make for the purchase of Leases recently granted by the Crown, we have felt some regret, that in consideration of the favourable Terms which our Surveyors, in the exercise of their own discretion had thought proper to recommend, it did not occur to them to suggest, that all such Leases should contain a power of resumption, in case of the property being wanted for public purposes; and more particularly as the project of a New Street and other public Improvements, which were likely to affect a part of the Property in question, was known to be in contemplation at the time the Leases were renewed. How far it may be proper to reserve such a power of resumption in future Leases, is a question which we wish to submit to your Lordships consideration.

We think it right to add, that we are not aware that any Lease has been granted of any Land Estate of His Majesty on other Terms than those which would be required by a private Proprietor, except the allowance of the Bonus of 5 per Cent. to old Tenants: in several instances, indeed, the old Tenants have refused to accept renewed Leases on the Terms proposed to them; and we have in those cases recommended other Tenants to your Lordships upon the full Rents estimated by the Surveyors, without any deduction.

We are, my Lords,  
Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
W. D. ADAMS.  
HENRY DAWKINS.

#### Appendix, No. 14. (B.)

No. 14. (B.)

#### CORRESPONDENCE submitted with the foregoing REPORT.

GENTLEMEN,

The New Street Office, 19th January 1815.

I AM commanded by the Commissioners for carrying the New Street Act into execution to call upon you to furnish them with the Details of the Estimate made by you of the Expence of forming such New Street, made out according to the Form inclosed; so as to shew the estimated Charge of purchasing the outstanding Interest in each Leasehold House under the Crown, as well as that of purchasing the Fee of each House belonging to Individuals; the Amount of the Compensation to the Occupier; and the Value of the old Materials.

1. LETTER from Mr. Milne to Messrs. Leverton and Chawner, dated 19th January 1815.

Messrs. Leverton and Chawner.

I am, Gentlemen,  
Your most obedient Servant,  
A. Milne.

SIR,

Bedford Square, 23d January 1815.

WE have to acknowledge the favour of your Letter, dated the 19th instant, informing us of the commands you have received from the Commissioners for carrying the New Street Act into execution, to call upon us "to furnish them with the Details of the Estimate made by us of the Expence of forming such New Street, made out according to the form transmitted therewith; so as to shew the estimated Charge of purchasing the outstanding Interest in each Leasehold House under the Crown, as well as that of purchasing the Fee of each House belonging to Individuals; the Amount of the Compensation to the Occupier; and the Value of the old Materials."

2. LETTER from Messrs. Leverton and Chawner to Mr. Milne, dated 23d January 1815.

In reply, we beg the favour of your acquainting the Board, that we feel the utmost deference for their commands; but that it is quite in opposition to the established practice of the profession, even under ordinary circumstances, in Estimates so undertaken, to furnish such Details as they are now pleased to call for:—That in regard to this matter, however, we are highly sensible our situation is, by no means, an ordinary one; for the Treasury Minute of the 30th November 1813, of which, by the Board's order, an Extract was sent to us some time since, expresses, "that their Lordships saw great objection to employing us to estimate



No. 14. (B.)

estimate the Value of the Property in question :”—And that “they were of opinion, that  
 “some other indifferent person ought to be employed on such occasions.”—We have therefore  
 disclaimed all interference whatever in any proceedings relating to the said New Street;  
 and consequently, we beg the Board’s permission to decline delivering the detailed Account  
 desired.

We are, Sir,  
 Your obedient Servants,

To Alex. Milne, Esq.

Tho. Leverton.  
 Tho. Chawner.

GENTLEMEN,

The New Street Office, 25th February 1815.

3. LETTER from  
 Mr. Milne to  
 Messrs. Leverton  
 and Chawner, dated  
 25th February  
 1815.

HAVING laid before the Commissioners for carrying the New Street Act into execution  
 your Letter of the 23d ultimo, in which you state, “that it is quite in opposition to the esta-  
 “blished practice of your profession, even under ordinary circumstances, in Estimates so under-  
 “taken, to furnish such Details as the said Commissioners were pleased to call for by my Let-  
 “ter to you of the 19th ultimo :—That in regard to this matter, you are highly sensible your  
 “situation is, by no means, an ordinary one; for that the Treasury Minute of the 30th  
 “November 1813, of which, by the Board’s order, an Extract was sent to you some time  
 “since, expresses, ‘that their Lordships saw great objection to employing you to estimate the  
 “‘Value of the Property in question;’ and that ‘they were of opinion, that some other in-  
 “‘different person ought to be employed on such occasions;’—that you have therefore  
 “disclaimed all interference whatsoever in any Proceedings relating to the said New Street;  
 “and consequently, you beg the Board’s permission to decline delivering the detailed Account  
 “desired :”—And I am directed by the Board to acquaint you, that they cannot consider the  
 reasons you have given for declining to furnish them with those details to be satisfactory; and  
 as the information they require appears to them materially to affect the public Interests  
 intrusted to their charge, in the formation of the New Street, they feel themselves called upon  
 to repeat their desire, to be furnished with it, in as much detail as the materials you possess  
 will enable you to make it out :—They are quite aware, that the shortness of the period allow-  
 ed you for making this extensive Survey, as well as the Instructions from themselves, in  
 consequence of which it was undertaken, could not admit of its being performed with such  
 a degree of accuracy and minuteness, as to commit your professional judgments to the  
 correctness of all its details; and they are accordingly prepared to receive your further expla-  
 nation of it, with any qualifications and reservations which it may seem to you, under these  
 circumstances, to require. Your original Report upon this Survey, of the 1st February 1813,  
 having been considered as too general, the Board called upon you, on the 15th of that month,  
 for a Statement of the aggregate Sums contained in your general Estimate, according to the  
 several divisions of the Ground which they pointed out; and this Statement you gave them on  
 the 4th of the following month. They are now desirous of receiving from you a still more  
 minute subdivision of the items which composed that general Estimate; and particularly your  
 Valuation (rough and conjectural as it must necessarily have been in many instances, on so  
 large and cursory a Survey) of the several outstanding Interests in each House, and of the  
 value of the old materials. The other columns of the blank Schedule, inclosed in my Letter of  
 the 19th ultimo, can be filled up without difficulty even from the materials you have already  
 supplied; more especially as you appear to have estimated the compensation for good-will at  
 an average of £130 for each House to be purchased.

I am further directed to observe, in answer to your objection founded upon the Minute of  
 the Lords of the Treasury of 30th November 1813, that that Minute was made a considerable  
 time subsequent to your Survey, and in some measure in consequence of it; as their Lord-  
 ships state the important difference between your calculation and those of the Person whose  
 Plan for the New Street had been sanctioned by His Majesty’s Government, and Parliament,  
 to be their motive for directing that an indifferent Person should be employed, instead of your-  
 selves, in those cases where it might be desirable to have the opinion of some other Surveyor,  
 besides that of Mr. Nash, upon the value at which the Crown is to estimate the Property to be  
 purchased. You will perceive, therefore, that their Lordships assumed your Survey to have  
 been as complete as the time in which it was made would allow; and that the Board do not  
 require you to undertake any new Work connected with the New Street, as the expressions in  
 your Letter would imply; but only to give such further information growing out of the Sur-  
 vey you have already made, as appears to them to be necessary for their information and  
 guidance.

Messrs. Leverton and Chawner.

I am, Gentlemen,  
 Your obedient Servant,  
 A. Milne.

SIR,



Sir,

Bedford Square, 20th April 1815.

No. 14. (B.)

By your Letter to us of the 25th of February last, written by direction of the Commissioners for executing the New Street Act, you refer to your previous Letter of the 19th of January, whereby you informed us, that those Commissioners were pleased to call for an Account containing Details of our Valuation of Property upon the line of that new Street, as under-mentioned; viz.

- 1.—The estimated Charge of purchasing the outstanding Interest in each Leasehold House under the Crown.
- 2.—That of purchasing the Fee of each House belonging to Individuals.
- 3.—The Amount of the Compensation to the Occupier.
- 4.—The Value of the old Materials.

4. LETTER from Messrs. Leverton and Chawner to Mr. Milne, dated 20th April 1815.

And you repeat the Board's desire to be furnished with such Account as much in detail as the materials we possess will enable us to make it out; remarking, however, that the shortness of the time allowed us, as well as the general nature of the Instructions given to us for making that extensive Valuation, could not admit of its being performed with such a degree of accuracy and minuteness, as to commit our professional judgment to the correctness of all its particulars; and that the Board was accordingly prepared to receive our further explanations, with any qualifications and reservations which might seem to us, under these circumstances, to be requisite.

In reply, we beg you to make known to the Board, that we exceedingly lament we find we cannot, from the manner in which we were originally directed to undertake the Survey, and our consequent proceedings therein, supply the Board with the subdivided Statement required.

We are, Sir,

Your obedient Servants,

Alex. Milne, Esq.

Tho. Leverton.

Tho. Chawner.

GENTLEMEN,

The New Street Office, 29th May 1815.

THE Commissioners for carrying the New Street Act into execution, having had under their consideration your Letters of the 23d January and 20th ultimo; by the former of which you decline furnishing the detailed Account of your Valuation of the Property required for the purposes of that Act, which was called for by my Letter of the 19th January; and in the latter state, for reasons therein mentioned, that you lament exceedingly that you cannot supply those particulars, even in the qualified way in which you were informed, by my subsequent Letter of the 25th February, that the Board were prepared to receive them:—I am now directed to acquaint you, that the information thus called for had been deemed by the Board most essential towards enabling them to judge how far the principles upon which you proceeded in valuing the outstanding Interests in Leaseholds under the Crown corresponded with the Valuations of the same Properties also made by you, upon which new Leases have been granted of late years. To these last-mentioned Valuations the attention of the Board has been particularly directed, from the very great difference which they find exists between them, and the Rents at which the same Property has been repurchased, upon Valuations made by Persons, many of them of acknowledged great experience and respectability in that branch of the profession;—and this, in cases where little or no money has been laid out by the Lessees in substantial repairs or improvements.

5. LETTER from Mr. Milne to Messrs. Leverton and Chawner, dated 29th May 1815.

In all the purchases yet made of Leases granted within the last ten years, this difference appears to have been very great; but in some instances so striking, that the Board feel it to be their duty (without waiting to form any calculation of the general result of the Valuations of others, as compared with yours) to transmit to you the following particulars, which in the course of the Negotiations have come to their knowledge, viz.

The Black Bear Inn, in Piccadilly, with Coachhouses for — Carriages, and Stabling for seventeen Horses, which was valued by you in 1805 at the yearly Rent of £108, has been revalued on the part of the Crown and the Lessee by three different Architects and Surveyors, and estimated, according to the lowest of those Valuations, to be worth £300 a year.—The Lessee's interest in these Premises, including the Good-will of his Business, and loss or removal of Fixtures, has cost £6,350, of which above £3,000 has been estimated to be the value of the Rent of the Premises; and as the Fine paid

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No. 14. (B.)

was £475, that sum, with Interest thereon from the year 1809, has been the consideration received on the part of the Crown for what has now been repurchased, as before-mentioned, at a sum exceeding £3,000.

The House No. 17, in Charles Street, late in the occupation of Mr. Dennison, which was let in 1809, for  $46\frac{1}{2}$  years, at a Rent and Fine, calculated on your Valuation of £110 per annum, appears to have been re-let within a month from the date of the Crown Lease, before any money was expended, and subject to the Covenants of the original Lease, for £230 a year.

The Lease of No. 13, in the same Street, let to Mr. Hodgson for  $53\frac{1}{2}$  years from 1803, upon a Valuation of £40 a year, and reduced by a Fine of £140 to £22. 13s. has cost £3,000, besides granting him a 31 years Lease of a small House in Vine Street at £20 less than the Rent at which it was valued.

The House No. 5, in St. Alban's Street, was let to Edward Gordon, Esquire, for  $41\frac{1}{2}$  years from December 1808; and was underlet by him to Messrs. Hopkinson, at a Rent of £126, subject to all the Covenants of the Crown Lease, respecting repairs, &c.—For the surrender of that Lease the Board have offered the sum of £1,739, which has been refused.

No. 13, Market Street, let to Mr. F. Watkinson, for forty-seven years from December, 1809, upon a valuation of £50 per annum, was immediately re-let for a part of the term, subject to all the Covenants in the Crown Lease, for £80 a year; and a Fine of £600 was offered, if Mr. Watkinson would extend the term of the Under-lease to the expiration of his own Lease.

Nos. 4, 6, and 10, in Orange Street, and No. 54, in Swallow Street, were let to Mr. George Troffel, in June 1810, upon a Valuation of £98. 10s. per annum; and it appears that Mr. Troffel sold a Lease of the House in Swallow Street, subject to a Rent of £31. 10s. for £200, and that he lets the three Houses in Orange Street for Rents amounting to £115.

No. 27, in Market Row, was valued at £30. a year, and let accordingly in 1803; was re-let to ——— Wyatt, for ——— years, for £70.

Lastly, the Property consisting of a Cooperage, and five Houses in Castle Street, with Stables and various back Buildings, valued by you at £98, and let for forty-seven years from 1810, appears to have been immediately re-let as under, *viz.*:

Nos. 15, 16, and 17, let to Messrs. Moseley and Walker, on Lease,									
subject to all the Covenants in the Crown Lease	-	-	-	-	-	-	-	-	£120.
The Cooperage	-	-	-	-	-	-	-	-	80.
Coach House and Stables	-	-	-	-	-	-	-	-	60.
No. 13,	-	-	-	-	-	-	-	-	28.
No. 14,	-	-	-	-	-	-	-	-	40.
Making in the whole									£328.

It having been agreed to purchase Mr. Font's Interest in this Property, and to have the same ascertained by reference to Arbitration, the Sum of £4,516 has been demanded by the Arbitrator named on the part of Mr. Font; but that demand not being acquiesced in on the part of the Crown, the matter is now under reference to an Umpire.

To this Statement the Board direct me to call your early and serious attention; and they desire, as soon as possible, to be furnished with a full and detailed explanation of the grounds upon which your Valuations were made in the cases therein detailed; adding such information as you may deem necessary, on your general course of proceeding; and any particular circumstances which may occur to you, as explanatory of the difference between those valuations, and the prices paid for the Surrender of the Leases, in the several instances herein mentioned.

Messrs. Leverton and Chawner.

I am, Gentlemen,

Your most obedient Servant,

A. Milne.

SIR,



SIR,

Bedford Square, June 29th 1815.

No. 14. (B.)

WE have to request you will lay before the Commissioners of His Majesty's Woods, &c. the following Statement and Particulars, in reply to the Letter of enquiry written, under their direction, by you to us, on the 30th of last month, respecting several Surveys of Crown Property made at different periods by the Architects in the Land Revenue Department; some as affecting the opinions of the late Mr. Marquand and Mr. Leverton conjunctively; the others affecting the opinions we have conjunctively formed thereon, contrasted with opinions subsequently given by other professional men, recently employed in purchases to make way for the New Street, as to the Annual Value of the same Property, and other observations detailed in your said Letter; and as we are called on to give the Board information, in reply to these points, relative to the general system adopted by us in our Valuations, we shall proceed to refer to that system, and to the sanction it met with by the late Surveyor General, before we attempt to enter upon the particulars of these Valuations specially named.

6. LETTER from Messrs. Leverton and Chawner to Mr Milne, dated 29th June 1815; with a Statement of Particulars of the Valuations therein mentioned.

In October 1796, in consequence of an application from the Surveyor General to the Architects, to state, for his information, in what manner they (Mr. Marquand and Mr. Leverton) proceeded to ascertain the Value of Houses surveyed by them, belonging to the Crown, and what Allowances or Deductions should be made from the Rack Value in fixing the net Rent to be paid by the Lessee; they informed him,—

- 1st. That they endeavoured to ascertain the Rack Rent actually paid for the House where it was let; and that they set such a Rent as they thought the same, when in good condition, ought to let for, as the ground of their Estimate:
- 2d. That they took into consideration the Expence of immediate Repairs requisite, if any, to put the Premises into good and tenantable condition; and the proper Allowance for such ordinary Repairs as would afterwards become necessary, from time to time, during the term of the Lease:
- 3d. That they endeavoured to ascertain the Land Tax actually paid, annually:
- 4th. That they took into their consideration the necessary Insurance of the Premises, and the Annual Premium and Duty payable for such Insurance:
- 5th. That they considered an Allowance necessary to meet the casual loss by Sub-tenants, and other contingencies, to which House Property is liable; and that after making Allowances for these outgoings, certain and casual, they reported the Rent which they considered to be the true and fair Annual Value of the Premises, clear of all Taxes, Repairs, or other Deductions, for the term proposed to be granted, as required by the Act of 1794.

They then entered further into detail, as to the Rate of the Allowances alluded to, as follows:—

For immediate Repairs, on a Lease for 40 years, not less than £7 per cent. on the amount to be expended:

For subsequent ordinary Repairs during the Term, an Allowance, depending on the quality and age of the Building, taken into consideration at the time of the Survey; therefore it was not defined:

For Land Tax; the Allowance of the actual Assessment, as nearly as it could be ascertained:

For Insurance; the full Premium upon the stipulated Amount to be insured:

For Contingencies of casual loss by Tenants, or Houses standing empty, and for collecting Rents, &c. observing that the granting of long Leases placed all the burthen upon the Lessee, who thereby would become a kind of intermediate Landlord, (for though he might be the actual occupier at the time of granting the Lease, he could not be expected to continue so for forty years), they considered the Allowance on this account might be varied according to the Class and Annual Value of the House, thus;—

On Houses of £25 per annum, and under, they allowed	£10 per cent.
On Houses from £25 to £50	8 per cent.
On Houses from £50 to £100	7 per cent.
On Houses exceeding £100 per annum	5 per cent.

And upon this general system they proceeded, having the sanction of the Surveyor General therein.

It may here be noticed, that it was not considered that the Rack Rent, forming the ground-work of the calculations, should be an overstrained Rent; but, on the contrary, such a one as might not have any tendency to keep the Houses on the Crown's Estate unoccupied and shut up, to the detriment of the Lessee, while endeavouring to obtain it; or to damp the ardour



No. 14. (B.)

ardour for improvement, which has been so much needed on the Crown's Estate generally; and consequently, a Rent lower than the general market-price of the day, so as to enable a preference being given to Holdings under the Crown, from any other Holdings in those parts of the Metropolis where the Crown's Property lies.

With this method of procedure we always considered the late Surveyor General to have been perfectly well satisfied; but what the sentiments of the Lessees were, concerning it, will perhaps best appear from a Memorial preferred to the Treasury in June 1802.

Surveyor General's  
Second Triennial  
Report to the  
Legislature:  
Appendix,  
No. 20.

That Memorial was entitled, "The Memorial of the several Persons whose names were thereunto subscribed, being Tenants of certain Estates held under the Crown, whereon Messuages or other Buildings had been erected;" and it was subscribed by the Dukes of Marlborough, Richmond, Buccleuch, Leeds, and Queensberry; the Earls of Fife, Cadogan, Gower, Essex, Balcarres, and other Peers; and by Sir W. Pulteney, Sir William Dolben, Mr. Keene, and other Members of Parliament; and a great many private Gentlemen, among whom were Mr. Drummond Smith, Mr. Lubbock, Mr. Moody, Mr. Holloway, Mr. Banister, Mr. Huddleston, Mr. Nairn, &c. &c.

Surveyor General's  
First Triennial  
Report to the  
Legislature:  
Appendix,  
No. 16.

The Memorialists stated, that they were Tenants of divers Premises under Leases from the Crown, and that those Leases were theretofore taken or purchased by them or their ancestors, under an expectation and a confidence that the same would be renewed by the Crown upon the payment of a moderate fine, or a small and reasonable increase of rent; that if they could, by possibility, have had in contemplation a system of renewal on terms such as were then proposed, or a certain rejection of their offer to renew as theretofore, they would have been wanting in justice to themselves and their families, and destitute of common prudence, to have laid out such sums upon their respective Leaseholds;—that it never could be the wish of a mild and beneficent Legislature, that the Tenants of the Church, of the City of London, of all the other Public Bodies in His Majesty's Dominions, should be treated with more liberality and more attention to their Tenant Right, than the Tenants of the Crown;—they called to the recollection of the Treasury the observations of the Surveyor General, as set forth in his Memorial, dated 5th August 1794; and more especially that part where he states, that "it would seem to be desirable that the Rent, though near to the value, should be so reasonable as that the obtaining a Crown Lease may still be reckoned a favour; that Government may not, after a Lease has been granted, be disturbed with applications for new allowances or deductions; or if such application should be made, may deem it unnecessary to attend to them; that the regular payment of Rent and the performance of Covenants may be enforced without any just ground of complaint; and that, notwithstanding that uniform regularity, the King may still be reckoned a more desirable Landlord, than a Subject attentive to the management of his property:"—They referred to the state of the renewals of Crown Leases after the passing of the Act of 1794, whereby it would be found that few renewals had taken place; and that those few had been obtained principally by persons of fortune; and they observed, that the terms then prescribed, although they might come within the reach of some persons of property, would entirely annihilate the inferior class of Crown Tenants; they observed, that great difference of opinion had frequently prevailed between the Valuation of the Crown Surveyor and that of the Tenant's Surveyor; and that there being no appeal from the Valuation of the former, the grievance complained of was greatly increased; more particularly as the Report which the Surveyors of the Crown were directed by the said Act to make, was of the true and fair improved annual worth or value of the respective Estates, whereby, they submitted, the situation of the Property and of the Tenant were intended to be considered; but that they apprehended that the Surveyors had misconstrued the intention of the Legislature and the words of the Act, and had reported the "full" instead of the "fair" improved annual worth or value of the respective Premises:—And they prayed, that the provisions of the Act might be taken into consideration, and such measures adopted as might seem expedient, for the purpose of relieving them from the hardships of the same.

Surveyor General's  
Second Triennial  
Report to the  
Legislature:  
Appendix,  
No. 20.

The Surveyor General, in his Report on that Memorial, dated 20th November 1802, adverted to the Rules of proceeding established subsequent to the Act of 1794; and he stated, that, in conformity with those Rules, the management of the Crown's Estate had been conducted; and that though it might be true that in some instances the Surveyor of the Lessee had thought the Value put on the property by the Surveyors of the Crown, acting on oath, too high, no example could be given, where, on complaint thereof being made, and circumstances stated which were unknown to the Office Surveyors, but which were of a nature that ought to be considered in estimating the true and fair Annual Value of the Premises, the Crown Surveyors had not been called upon to reconsider the Valuation they had before made.

And that the Surveyor General was aware, that the Lessees derived much benefit from the Leases passed under the new regulations, and did not disapprove thereof, seems to us to appear from a passage in the same Report; as well as that the Surveyor General was anxious that the system which the Memorialists deprecated, as not affording them sufficient advantage, should be thought moderate, and that their averments in that regard were groundless: The passage is as follows; viz.—"There are, indeed, instances of more having been offered by  
"others



others for Leases, "which the Lessees had declined to renew, than had been required from them; and several cases have occurred of new Leases being brought to public Sale; and on every one of them which has come within my knowledge a considerable profit has been obtained by the feller."

We have entered thus particularly into this Memorial preferred to the Treasury in 1802, to shew to the Board the disappointment of the Crown Lessees, and the difficulty at an early period, indeed for many years after the new system of management, in consequence of the nature of the Valuation for Renewals, to induce Lessees to come forward at all, and accept terms thereon; nevertheless, in the whole period of service of the Architects, very few abatements have been made from their Estimates; and by the moderation and firmness exhibited, the Lessees have been gradually brought to close upon the terms originally proposed to them.

We next advert to an Inquiry of the late Surveyor General in December 1805, and our Explanation, in reference to a Renewal proposed to be granted of Dorset House, Whitehall, founded on Messrs. Marquand and Leverton's Report, and in reference to a subsequent Valuation by us for the purchase of the unrenewed existing Interest. In our Report for the purchase of those Premises, dated the 15th November 1805, we stated the utmost Rent it was worth was, in our opinion, £630 per annum; and in the survey of the same House, made in August 1804, by Mr. Marquand and Mr. Leverton, they had rated it at a net Rent of only £320 per annum, clear of all deductions, to be granted on a repairing Lease, from the end of the then subsisting term of seventeen years and a half, to make up that term to forty years. And we ventured to express to the Surveyor General, that the two Estimates would not be found irreconcilable with each other, when the different views of the subject under which they were made were explained; and when it was considered that one was a Valuation of the Tenant's Interest, and the other the Landlord's, between which there was, as we may now add there is, in most cases, an essential difference, and in some a very wide one; and among other observations we mentioned one to which we would again wish to call the attention of the Board, namely, that we did not conceive the duty of Surveyors for the Crown acting upon oath required, or would warrant them in the valuing of Houses to be granted on Repairing Leases, to stretch the value of the property to a point to which it might be doubtful whether it would reach or not: such a practice, by discouraging and almost prohibiting the taking of Repairing Leases, could not fail but to be very detrimental to the Estate of the Crown.

We may here add, that the explanation given by us to the Surveyor General met his approbation; and that according to the allowances considered proper to be made, and as set forth in the Architect's Observations in October 1796, the cause of difference was exemplified; the Rack Rent being taken at one-sixth less than the utmost Rack Rent expected for the Premises, immediately after being repaired, and the interior fitted up.

Upon this principle of Valuation we have uniformly proceeded; being governed, in establishing our Rack Rent, by the particular circumstances of the Property, and the dates of the applications; and it will be found, by comparison of the early Surveys upon which terms were proposed and not accepted, with Re-surveys of the same Property in consequence of renewed applications, that the Rents set upon the same have scarcely ever been *lowered*, but latterly have been generally considerably *raised* above such first Estimates, arising from the general increase of Value in House Property (but which may be again depreciated), and the strong feeling which at first operated on the minds of Crown Lessees, respecting the Terms of Renewal, abating as time was developing the moderation of the system of management of the Crown's Estate, and the steadiness and perseverance in it.

And it may not be improper to remark, that most of the Crown Lessees have not been themselves the Occupiers of the Premises they applied to renew, even where *single* Houses were the subjects of Survey; and in perhaps more than an equal number of applications there have been two, three, or more Houses comprized in the same Lease. Thus it will appear, that an Occupation Rent, or in other words, the highest Rack Rent upon each House, could not be consistently taken as a basis of our Valuation, unless further deductions than have been usually made by the Architects in the Land Revenue Department were to be admitted.

We may have fallen into error in judgment in some of the numerous Surveys in which we have been engaged; and the opinions of different professional men, it is well known, vary considerably; but we are satisfied in one fact, as regards ourselves individually, that neither favour nor prejudice have been shewn by us to any particular Lessee; and Mr. Marquand, who had been employed as Surveyor in the Office for about thirty years before the Act of Parliament took place, was considered a man of integrity, and of judgment from his long experience; and who also would seem to have been influenced, could it appear that such favour or prejudice had been shewn towards the Crown Lessees: We perhaps have the more reason to be satisfied in the apparent contrast, inasmuch as a difference is found to exist in the Surveys alluded to, not in any particular year, but in Surveys made in succession of time, commencing in 1799, and going on to 1806; and we may notice to you, for the information of the Board, that with the exception of the Survey of Dorset House, no Valuation made by the Architects was



No. 14. (B.) looked upon as too low by the Surveyor General; and that they therefore concluded they were proceeding in a way quite answerable to his views, and to the views of the Treasury.

The length of time that has elapsed since the Surveys alluded to (from 9 to 16 years) may prevent our making at this moment some observations that could have been made immediately afterwards; but we hope, in our following explanations, we shall acquit ourselves to the satisfaction of the Board, and shew that our Valuations have been made upon a uniform scale, without favour to any one, and with a due regard to the interest of the Crown as Landlord of a very large Estate, capable of and requiring improvements by its tenants, as the respective Renewals should take place: at the same time we hope, that if the Board should consider a different mode ought to be adopted, as the Renewals of Crown Leases have become more familiar with the Public, that they will favour us with their Instructions upon the subject, in order that we may henceforward proceed upon such new principles as they shall be pleased to prescribe, to form the ground-work of our future Valuations.

In our stipulations for Repairs, we should observe, that we have not usually bound the Lessees to *larger* sums than were adequate to common substantial Repairs; but it is well known that Tenants lay out great sums afterwards in interior fittings and decorations, suited to the fashion of the day, but of little importance to the Crown in its reversionary interest, and which more or less will affect the utmost Rack Rent of Premises for occupation, and consequently affect a purchase of the Premises for immediate tenancy, besides the *good-will* of trade, which we never have deemed warrantable to set up as a part of our Valuation; and in some instances we have found the Property *rebuilt* within a period where we might have thought it right to suggest the Crown's taking only a Ground Rent, to make up to the Lessee an adequate Term for rebuilding, and have on that account proposed and set a moderate Rent.

Again, the Valuations for Renewals of Leases have most frequently been made when there have been Terms unexpired from *Ten* to nearly *Twenty* Years (the earliest period that applications are admitted by the Act); whereas, in case the Leases had been suffered in general to *run out*, instead of moderate Rents having been established for the Reversionary Terms (with prospect, and in many instances a certainty, of great improvements being made at the Lessee's expence, beyond the sums they have been bound to lay out), many of the Houses would have then been found in a state of *ruin* comparatively with their state at the time of renewal, and must have then been relet at *Ground Rents* only, with a small sum as an equivalent for the *old materials* of them.

We may further add, that in purchasing Houses (or any other Property indeed) there is a difference in Terms when treating with a *willing* Seller and an *unwilling* Seller. In the instances of purchasing for the New Street, we fear there are and will be very few cases of willing Sellers, and consequently their demands are in proportion to their inclinations; and which it may be very difficult to meet upon any other Terms than a *full* Rate of Value of *all* the interest to which he can set up a fair claim; and the Arbitrator, or a Jury, would be disposed rather to lean towards the individual so necessitated to part with his Property, than to the Crown as a public Body, known to be capable of making restitution for the loss *that* individual might sustain by his removal. This, indeed, has been exemplified in the two Cases brought before a Jury, respecting the interest of Mr. Moody, in No. 16, Pall Mall, and Messrs. Tucker and Davis, in the next adjoining House, No. 17, wherein they have gone far beyond the Sums that Government thought proper to offer to them, though those offers appeared to us to be extremely liberal; and had it not been for our attendance, under Subpœnas, by order of the Board, in these cases, this reply to your Letter would have been more speedily made.

We now lay before you, for the information of the Board, a Statement respecting the Valuations of the Property mentioned in your Letter, taking the Cases according to the dates of delivery of the Reports thereon.

We are, Sir,

Your obedient Servants,

Alex. Milne, Esq.  
&c. &c. &c.

Tho. Leverton,  
Tho. Chawner.

(No. 1.)—House, No. 13, Charles Street, St. James's, let to Mr. Hodgson.

7 STATEMENT  
enclosed in the pre-  
ceding Letter from  
Messrs. Leverton  
and Chawner.

Messrs. Marquand and Leverton's Report was delivered in April 1799, at a Rent of £40 per annum; the Lessee to expend in Repairs £200, and to insure from Fire in £800.

There were then nine years of the Lease unexpired.

We extract from the Notes, made at the time of the Survey, the following Observations and Calculations of Value:—

“ Assessed at £36 per annum; part of front of basement has been underpinned; other parts are bulged and unsound. Stairs down to basement worn. The floors on two-pair much



much worn; the fashes in the front are all modern, and may be introduced in the new front; the garret floor is bad. The gable end to back front, including the height of the attic, is settled, and must be taken down and rebuilt.

“ As it would be necessary, in case of repairing the front, to needle it up, and incur considerable expence, it will be advisable to *new-front*; the chimney shafts should be repaired, and the tiling stripped.

“ Four of the fashes in the back front are old, and must be replaced with new.

“ Mr. Hodgson paid £63 per annum, Land Tax deducted, prior to his purchase.

” CALCULATION :

Rack Rent	-	-	-	-	-	£	63	—	—
Deduct present Repair, £200	-	-	-	-	£14	—	—		
Ordinary Repair	-	-	-	-	3	3	—		
Land Tax	-	-	-	-	3	3	—		
Insurance, £700	-	-	-	-	1	4	—		
Contingencies	-	-	-	-	4	8	—		
							25	18	—
Say £40 per annum clear Rent.							£	37	2 —”

The Assessment of the Premises in 1799, as before stated, was £36 per annum; in 1809, it was £70 per annum; and in 1810, £100 per annum.

Mr. Hodgson has, on our inquiry, informed us that he laid out upon his Premises no less a sum than £1,500 in building an entire new front, making an entire new attic story, putting on a new roof upon a different principle to the former roof, laying new floors, putting up two water-closets with force-pump, new area, kirb and iron-railing to front, and balcony to drawing-room windows, with a variety of other improvements; and that during the time of such an extensive refitting, he was obliged to put his family into another house : And we observe, that the compensation paid to Mr. Hodgson, as set forth in your Letter to us, has included, as we have reason to believe, a Lease of his *back* Offices, wherein there are now about 15 years unexpired, at a low Rent, and which were not included in the Property valued by Mr. Marquand and Mr. Leverton in April 1799.

(No. 2.)—House, No. 27, Market Row, let to Mr. Faulkner.

Messrs. Marquand and Leverton’s Report was delivered in August 1801, at a Rent of £30 per annum; the Lessee to expend in Repairs £100, and to insure from Fire in £500. This House was then out of Lease.

We extract from the Notes, made at the time of the Survey, the following Observations :—

“ James Faulkner has lived here four years; has an Agreement to March next; paid the late Tenant £30 for his Repairs done; has laid out himself £70 more; pays £50 per annum, and the Land Tax; the Basement is a Cellar Story; Net Rent £30; Repairs £100; Insurance £500.”

Upon inquiry, we find the reletting of the House to John Wyatt was a second letting; the first change of Tenancy was to one Warrall, about Midsummer 1808, *seven* years after the above-mentioned Survey; and Mr. Faulkner informs us, that, before he did so let the House, he laid out (as a Builder) near £400 in Repairs and Improvements, which if he had himself had to pay the customary charges of Work, would of course have much exceeded *that* sum. And we concur in his Statement, that within those seven years the property in that situation was improving in value.

We have not been able to ascertain what the Assessment of the House was in 1801; but in 1811 it was £50 per annum, and at that sum the House is still rated.

(No. 3.)—Four Houses in Castle Street, with back Buildings, let to Mr. Font.

Messrs. Marquand and Leverton’s Report was delivered in February 1803, at a Rent of £98 per annum; the Lessee to expend in Repairs £520, and to insure from Fire in £2,400. There were fourteen years unexpired of the Lease in March 1803.

We



No. 14. (B.)

We extract from the Notes, made at the time of the Survey, the following Observations and Calculations of Value :—

“No. 13. Alexander Cowley, Tenant, rents the whole House ; has lived here four years ; does all Repairs ; pays £22, Land Tax deducted ; has a Lease, three years unexpired.

“Yard and Cooperage behind Nos. 13 and 14, in occupation of John Darbon of Marybone Street ; 11 years unexpired ; the Cooperage is Timber-built.

“No. 14. Robert Pratt, Tenant at Will, at £28 per annum, Land Tax allowed.

“No. 15. Henry Pride ; lived      years ; has 11 years unexpired, at 22 Guineas per annum ; has laid out £300 in Repairs.

“No. 16. Richard Child, Under-tenant to Mr. Taylor.

“No. 17.

“The Building in the Yard occupied by Mr. Taylor, Timber-built, connects with the Street through No. 16.

“Building in Yard, behind Nos. 13 and 14, is of Timber ; a broad Gateway under No. 14, behind which is a Stable Timber-built.

“CALCULATION on No. 13, with Cooperage behind :

	£	s.	d.
Rack Rent	50	—	—
Deduct Repairs, £150	10	10	—
Land Tax	2	10	—
Contingencies	3	10	—
Insurance, £600	1	4	—
	17	4	—
Reported at £30.	32	6	—

“CALCULATION on No. 14, with Gateway and two Stables behind :

	£	s.	d.
Rack Rent	40	—	—
Deduct Repairs, £150	10	10	—
Land Tax	2	—	—
Contingencies	3	3	—
Insurance, £600	1	4	—
	16	17	—
Reported at £24.	23	3	—

“CALCULATION on No. 15, with Building behind :

	£	s.	d.
Rack Rent	38	—	—
Deduct Repairs, £100	7	—	—
Land Tax	1	18	—
Contingencies	3	2	—
Insurance, £600	1	4	—
	13	4	—
Reported at £24.	24	16	—

“CALCULATION on Nos. 16 and 17, with Stable behind :

	£	s.	d.
Rack Rent	35	—	—
Deduct Repairs, £100	7	—	—
Land Tax	1	15	—
Contingencies	2	16	—
Insurance, £600	1	4	—
	12	15	—
Reported at £22.	22	5	—



It may be noticed, that in these Calculations nothing has been set down for the subsequent ordinary Repairs of these Premises, and consequently the Rents from which the above deductions have been made have been proportionably kept down; the ordinary Repairs, from the slight construction of the major part of the Buildings, would be considerable during a Lease of Forty years, if the Lessee performed his duty towards them.

We have not been able to ascertain the Assessments in 1803; but the Premises in the hands of Mosely and Co. were assessed at £36 per annum in 1811; the House, No. 14, was assessed at £30 per annum in 1811; and the House, No. 13, was assessed at £22 per annum in 1811; and they are so continued to be rated.

The situation of this property was a very inferior one, without traffic, or a thoroughfare, except for foot passengers; and the Premises were only considered in tenantable repair.

The sums stated to us in your Letter, at which the Premises were re-let, as is observed, immediately after the renewal, we suppose not to have taken place until the year 1808, five years after the delivery of the Report; and at about the time when Hawkes, Mosely, & Co. had large orders for army accoutrements. They had built extensive Premises in Piccadilly, for the purpose of carrying on their trade, some years before; which were immediately opposite to, and afforded great facility of communication with the parts of the premises afterwards let to them by Mr. Font; and which additional premises, we believe, were very necessary at about that period for their accommodation. At all events, it might have been wise for the Firm to secure a Lease in them at a great price, looking to the large contracts that circumstances made it necessary for Government to enter into for the supply of the Army, and their capacity to execute such contracts.

The Cooperage also, being an old established place, and near to the Tenant's residence, he was doubtless glad to continue upon higher terms than could have been obtained from another applicant in any other line of business, had they been vacated, as it seems to be in connexion with his good-will.

(No. 4.)—The Black Bear Inn, Piccadilly, with Stabling, let to Mr. Smith.

Messrs. Leverton and Chawner's Report was delivered in November 1805, at a Rent of £108 per annum;—the Lessee to expend in Repairs £250, and to insure from Fire in £1,500.

There were eight years and a half unexpired on 10th October 1805.

We extract from the Notes, made at the time of the Survey, the following Observations and Calculation of Value :—

“ Mr. Richard Buttrey, Occupier, holds under Mr. Smith, who purchased the Premises at Garraway's about half a year ago, for £1,045, subject to a Ground Rent of £5 per annum; the Tenant having then about eight years and a half unexpired, at Ninety Guineas per annum, and all Taxes. The Land Tax is £5. 11. 6. per annum. The present Tenant has laid out considerable sums in Repair.

“ CALCULATION :

Rack Rent	-	-	-	-	-	£	150	—	—
Deduct for present Repair, £250	-	-	-	-	-	£17	10	—	—
Ordinary Repair	-	-	-	-	-	7	10	—	—
Land Tax	-	-	-	-	-	5	12	—	—
Insurance, £1,500	-	-	-	-	-	3	7	6	—
Contingencies	-	-	-	-	-	7	10	—	—
						£41	9	6	42 — —
						£			108 — —”

We have not been able to ascertain the Assessment of the Premises in 1805; but in 1811 it was £100 per annum on the Inn. This Assessment was continued the same till the House was pulled down.

Mr. Buttrey has informed us, that Mr. Willock advised him to go as far as £500 only, but that he bade at the sale above mentioned £800. He had been in the House between two and three years when our Survey was made, and wished, no doubt, to secure to himself that advantage which by his assiduity, and from his connexion, he had already derived; and he was in hopes of still extending his business.

In order to make Premises of this description attracting to travellers, it is especially requisite, in the present times, to expend more money than commonly was heretofore done in fitting up the interior. Mr. Buttrey says that he actually painted and papered the whole House twice during the term that he had it, and generally painted the front every other year.



No. 14. (B.)

It appears also that the House, prior to Mr. Buttrey's occupation of it, was in the hands of one Baxter, who was only there twelve months; and that the previous Tenant to him became a Bankrupt in it; from which it is evident, the improved state of the Property was through Buttrey's attention in part; and it must be admitted, that a considerable rise has taken place in Property in Piccadilly since 1805, generally, as a situation more in *fashion* than formerly for Shops of Trade; and many of the Houses in that Street (more particularly the Easternmost part of it) having been rebuilt, has tended further to improve the Property there.

We have also to notice, that the Rent stated, and the Compensation paid, as mentioned by Mr. Milne, to the parties interested in the Property of the Black Bear Inn, included, as we believe, certain *back* Premises, held under a Lease of 18 years unexpired, *not* in our Valuation.

(No. 5.)—House, No. 5, St. Alban's Street, let to Mr. Gordon.

Messrs. Leverton and Chawner's Report was delivered in December 1805, at a Rent of £65 per annum;—the Lessee to expend in Repairs £100, and to insure from Fire in £800.

There were 19 years and three quarters unexpired of the Lease.

We extract from the Notes made at the time of the Survey the following Observations and Calculation of Value:—

“ Mr. Thornton, the Tenant of the Public House adjoining, had a Lease for five years, which expired at Michaelmas last. He paid £100 per annum, and all Taxes.

“ CALCULATION: ”

Rack Rent	-	-	-	-	£	90	—	—
Deduct Repair £100	-	-	-	7	—	—	—	—
Ordinary Repair	-	-	-	4	10	—	—	—
Land Tax	-	-	-	4	10	—	—	—
Insurance, £800	-	-	-	1	12	—	—	—
Contingencies	-	-	-	6	6	—	—	—
						23	18	—
						£	66	2 —”

Mr. Thornton had furnished the House, and used to let it out in Lodgings while he had it; which made it answer his purpose.

The House at the time of our Survey was empty, and stood so a considerable time; the underletting to Messrs. Hopkinson was, as we believe, near two years after; there was one great objection to its situation as a private House, notwithstanding its contiguity to Pall Mall, the door of it being next to the door into the Public House. The present Tenants, Messrs. Hopkinson, Bankers, took it as a Banking House, having removed there from a House in Suffolk Street, Charing Cross. For a House of this description, the objection of the door being close to the Public House entry was not so great as for a private Family House, and it might have been a matter of very great importance to these Bankers to obtain a House *so near* to their former one; the Rent therefore, which they are standing at, we cannot consider as a criterion of fair Annual Value at the time of its being let to them; but Property thereabouts has subsequently improved in value. The Crown's interest was remote, nearly 20 years to the expiration of the existing term. Another remark may be made; namely, it was to be apprehended, from the age and state of the next adjoining Houses, particularly the House southwards, that one or both Houses would require rebuilding with a few years, and that a party-wall might suffer condemnation on one side or the other, whenever that event should happen; or at least an unexpected expence would be incurred, according as the case might require. In confirmation of this remark, in July 1808, upon a Survey for renewal of the House adjoining southwards, it was considered necessary to rebuild it, and terms were proposed accordingly; the expences attending the shoring up and rebuilding a moiety of a party wall, would be a great drawback from the Rental, on account of which no allowance was made.

We have not been able to ascertain the Assessment in 1805, but in 1809 it was £100 per annum; and was raised in 1810 to £126 per annum.

(No. 6.)—House, No. 13, Market Street, with back Tenement, let to Mrs. Watkinson.

Messrs. Leverton and Chawner's Report was delivered in August 1806, at a Rent of £50 per annum;—the Lessee to expend in Repairs £60, and to insure from Fire in £800.

There were then near 15 years of the Lease unexpired.

We



We extract from the Notes, made at the Time of our Survey, the following Observations and Calculation of Value:—

No. 14. (B.)

“ Joseph Batchelder has been here four months; took the Premises of McKenzie, Brandy Merchant; he bought his Lease, which has  $7\frac{1}{2}$  years to come from next Michaelmas; the Land Tax is allowed from his Rent, which is 50 Guineas per annum, and he gave a consideration for his Lease. James Bilton occupies the back Tenement, at 12 Guineas per annum.

“ CALCULATION :

Rack Rent	-	-	-	-	-	£	68	—	—
Deduct present Repair, £ 60	-	-	-	-	£4	4	—	—	—
Ordinary Repair	-	-	-	-	3	8	—	—	—
Land Tax	-	-	-	-	3	8	—	—	—
Insurance, £ 800	-	-	-	-	2	—	—	—	—
Contingencies	-	-	-	-	4	14	—	—	—
							17	14	—
							50	6	—”

The consideration paid at the coming-in of Batchelder, no doubt, was chiefly for good-will of the Liquor Trade, which McKenzie had carried on there; that Trade was very probably improved by Batchelder; but it appears that there have been two Tenants since Batchelder; first, Davies, who was in the House about four years; and then Samuel Collins, the present Tenant, who says the Trade is increased. Liquor Shops and Public Houses are often parted with for great premiums; but there is no certainty of an adequate return to the Publican, as the Licence is dependent on his conduct in his concern; it frequently happens they pay dearly for their speculations, and become Bankrupts, or the mere servants only of Victuallers and Brewers.

We have not been able to ascertain the Assessment of the Premises in 1806, but they have been assessed since the Year 1811 at £55 per annum.

(No. 7.)—House, No. 17, Charles Street, St. James’s, let to Mr. Beard.

Messrs. Leverton and Chawner’s Report was delivered in November 1806, at a Rent of £110 per annum; and the Lessee to insure from Fire in £1,500.

There were then 13 years of the Lease unexpired.

We extract from the Notes, made at the Time of the Survey, the following Observations and Calculation of Value:—

“ Mr. Beard had originally a Joint Interest only in the Lease; but between three and four years ago, he bought the other portion by Private Contract: he laid out since £500 on the House, and it is now let furnished to Lord Abercorn for 300 Guineas per annum.

“ The House had been let to Admiral Berkeley, and Lady Newhaven, at £140 per annum, on Lease.

“ CALCULATION :

Rack Rent	-	-	-	-	-	£	140	—	—
Deduct present Repairs, £100	-	-	-	-	£7	—	—	—	—
Ordinary Repairs	-	-	-	-	7	—	—	—	—
Land Tax	-	-	-	-	7	—	—	—	—
Insurance, £1,500	-	-	-	-	3	15	—	—	—
Contingencies	-	-	-	-	7	—	—	—	—
							31	15	—
							108	5	—”

We are told by the Executor of Mr. Beard, that the House was taken by Mr. Dennison, upon Lease, in the year 1809 or 1810, three or four years after our Survey; he was a Gentleman of very large Property, and concerned in a Banking House; probably the situation was an important one for him to possess, and it would seem that he did not consider Expenditure an object, as he immediately set to work to modernize the greater part of the House; and having reviewed the Premises, we are satisfied that in those improvements he must have laid out at least £700, and probably more, including painting and papering: a very large window has been thrown out to the back drawing-room; both the drawing-rooms have been fitted



No. 14. (B.) fitted up with folding-doors, modern chimney-pieces, dado architraves, and cornices to the ceilings; the walls have been stuccoed; the passage and front room have been made into a hall, the sides of which have been modernized; a new cornice put up in it; and a variety of other works done about the House in the other stories of it, besides new pointing the front.

This House was erected by the Crown's Lessee as late as the year 1739, and was one of a very substantial character; at the end of the last Lease, about 80 years enjoyment would have been had of it; but we do not think it would have been equitable to rate such Premises at the highest pitch immediately on the Expiration of such a Term; it is one, which, if now built, would entitle the Lessee to 99 years; nor would it have been fair to take advantage of the £500 recently laid out by the Lessee.

We have not been able to ascertain what the Assessment was in 1806; but in 1809 it was assessed at £140 per annum, and in December 1813 was raised to £230 per annum.

(No. 8.)—Houses, Nos. 4 and 10, Orange Street, offered to and declined by Mr. Allardice, but let to Mr. George Troffell.

Messrs. Leverton and Chawner's Report was delivered in June 1807, at Rents of £22 and £23, together £45 per annum. The Lessee to expend on No. 4. £60, and on No. 10. £40, in Repairs; and to insure each House from Fire in £500.

There were then nearly 15 years of the Lease unexpired.

We extract from the Notes, made at the time of the Survey, the following Observations:—

“As to No. 4:—George Owen, Tenant at will to Mr. Allardice, and has been so for 14 years. The Tenant repairs, and pays £28 per annum, Land Tax deducted.

“As to No. 10:—William Walters has lived here about 5 years; it was left to his Wife by her Uncle, Mr. Allardice, deceased; is assessed at about £28 per annum.

Mr. Allardice objected to the terms of the renewal. We have a copy of a Note written by Mr. Allardice to Mr. James on the subject, in January 1809; upon which we were directed to re-survey the Premises, which we accordingly did in March 1809; and we stated that “We had reviewed the above-mentioned Premises, and re-considered our “Valuation, and saw no cause to make any abatement from the Rents therein stated.—“March 1809.”

We have not been able to ascertain the Assessments in 1807; but in 1811, No. 4. was assessed at £25 per annum, and No. 10. at £26 per annum, and have been so rated since.

(No. 9.)—Houses, No. 54, Swallow Street, and No. 6, Orange Street, let to Mr. Troffell.

Messrs. Leverton and Chawner's Reports were delivered in November 1808, at Rents of £31. 10s. and £19 per annum. The Lessee to expend in Repairs £60 and £30; and to insure from Fire in £500 and £300.

There were then rather more than 13 years unexpired of the Lease.

We extract from the Notes, made at the Time of the Survey, the following Observations and Calculations of Value:—

“As to No. 54, Swallow Street:—Thomas Moore, cutler, is the Occupier; has a term of 12 years unexpired in March 1809. Has been here about 9 years, upon a 21 years Lease. The House was in good condition when he took it. The Rent is 30 Guineas per annum, and he pays all Taxes; he paid £100 at coming in.

“CALCULATION :					
Rack Rent	-	-	-	£	45 — —
Deduct present Repairs, £ 60	-	-	-	£4 4 —	
Ordinary Repairs	-	-	-	2 5 —	
Land Tax	-	-	-	1 5 6	
Insurance, £500	-	-	-	1 5 —	
Contingencies	-	-	-	3 12 —	
					12 11 6
“ Say Rent £31. 10s. or £30.					£ 32 8 6”

The Widow of Moore continues in the House. We believe he had established, and that she now carries on, a good business there in the cutlery line. By her payment of a Premium of £200 after her husband's death, for a reversionary term in it, it would appear she was desirous of securing for herself and family the good-will they had been so long labouring to obtain; indeed she distinctly states this to have been the ground of her engagement.



As to No. 6, Orange Street, we extract from our Notes the following Observations and Calculation :—

No. 14. (B.)

- “ Edward Priddle, cheefemonger, occupier, Tenant at will, pays £31. 10. per annum, Land Tax deducted ; but Mr. Trostell does the Repairs.
- “ Mr. Trostell gave £110 at public sale for this House, about seven years ago, subject to no Rent.
- “ Treads of Stairs worn out.

“ CALCULATION :

Rack Rent	-	-	-	£	26	—	—
Deduct present Repairs, £30	-	-	£1	1	—		
Ordinary Repairs	-	-	1	6	—		
Land Tax	-	-	1	6	—		
Insurance, £400	-	-	1	—	—		
Contingencies	-	-	2	—	—		
						6	13
				£		19	7

“ Say £21 to £18 per annum.

The present Tenant, James Emmerson, went in at March 1813, on a Lease at £35 per annum, and paid between £30 and £40 for Fine and Expence of Lease. He pays *quarterly*. He looks upon his letting out *every room* by the week or month, except the two rooms on the first floor, which he occupies, in order to the discharge of his own Rent. Thus, it is uncertain how long his Rent will be realised.

We have not been able to ascertain what the Assessments of the Houses were in 1808 ; but in 1811 the House in Swallow Street was assessed at £30, and the House in Orange Street at £25, at which Sums they are still rated.

Appendix, No. 14. (C.)

No. 14. (C.)

TREASURY LETTER, dated 11th August 1815, in reply to the preceding Report of The Commissioners of Woods, &c.

GENTLEMEN,

I HAVE laid before the Lords Commissioners of His Majesty's Treasury your Representation of the 25th ultimo, upon the subject of the difference which appears between the terms of the Leases granted by the Crown, within a few years past, upon the Valuation of the Architects belonging to the Land Revenue Department, and the amount you have been obliged to pay for the Surrender of the same Leases for the purposes of the New Street. Upon an attentive consideration of this Report, and of the Papers and Correspondence with which it is accompanied, my Lords cannot but consider the conduct of the Surveyors who have been employed by the Crown, in the course which they have adopted in the Valuation of the Crown's Estates, for the purpose of granting or renewing Leases of Houses belonging to the Crown, very irregular ; but they see no grounds for imputing to them any improper motives for such conduct ; and they cannot but regret, that their course and rule in this respect had not been distinctly stated to the late Surveyor General, and to the present Commissioners, in order that the same might have been brought under the consideration of this Board. From the length of time, however, which has elapsed since the passing of the Act of 1794 for the better Management of the Crown's Estates, and from the progress which has been made in raising the Rents of His Majesty to a level with those of private Proprietors, it does not appear to my Lords to be necessary that the principles upon which the Surveyors have hitherto acted should still be the ground-work of their Valuations ; but that they should be instructed, in all future Surveys, to make their Estimate of the Property, after calculating all the necessary Deductions detailed in their Letter, at the general market-price of the day, exactly as they would do for any private individual.

With respect to your suggestion, that all Crown Leases should in future contain a power of resumption in case of the Property being wanted for public purposes, my Lords cannot but entertain doubts of the propriety of this suggestion as a general measure ; as they are of opinion, that the introduction of such a clause in all Crown Leases will diminish the value of the property considerably more than any benefit which might be derived from the clause in the comparatively few cases where the Crown might be desirous of availing itself of it ; in all cases, however, when it may appear probable that any improvements will be undertaken, my Lords are of opinion that such a clause should be inserted.

I am, Gentlemen,  
Your most obedient Servant,  
S. R. Lushington.

Treasury Chambers,  
11th August 1815.  
Commissioners of Woods, &c.



No. 15.

Appendix, No. 15.

REPORT of the Commissioners of Woods, &c. proposing the issue of Notices to all Crown Lessees to apply for Renewals of their Leases:—And Treasury Letter, transmitting Copy of Minute of the Treasury Board on the said Report.

MY LORDS,

Office of Woods, &amp;c. 21st August 1813.

IN our Letter or Report to your Lordships Board, dated 18th February last, we stated, that we had daily occasion to observe, and lament, the inconvenience and detriment arising to the Land Revenue of the Crown, from allowing Crown Leases to expire, and the Lessees to hold over for an indefinite time, sometimes for a considerable number of years, of which many instances had come before us; the consequence being, that the old Lessee is apt to flatter himself with the hopes of being suffered to continue, while he so held over, at the former Rent, which, in the case of Leases granted prior to the Act 34 Geo. III. cap 75. is generally very much under their fair value; and that when we had been obliged to set such Lessees right in that respect, the utmost we had thought it just to demand had been the actual income the Tenant had derived from the Estate, verified by his oath, after deducting the £5 per cent. bonus, this falling much short of what the Estate would have produced, if he had, by a new Lease for a term certain, been encouraged to improve the Land, and been compelled to do so by efficient Covenants securing the payment of the advanced Rent; and that we therefore had resolved, if approved of by your Lordships, to give notice in future to all the Lessees of the Crown, immediately before the commencement of the last two years of their respective Leases, if they shall not have applied for a renewal before that time, that if they do not apply within a period to be specified (say three months from the date of such notice), they will forfeit their claim to the bonus of £5 per cent., and to any preference over strangers in regard to a new Lease, so that measures will be taken for letting the Property to any other person who may be willing to agree to the terms which we shall propose.

Since the date of that Letter, other instances of the same inconvenience and loss have occurred; and, in particular, in the case of the Manor and Royalties of Rosedale, parcel of the Crown's Estate at Rosedale, in the County of York, where it appears, by an account rendered by the Trustees of Miss Harrison, the Crown's Lessee, (and which account the said Trustees have expressed their willingness to verify upon oath), that the Rents and Profits accruing therefrom since Ladyday 1809, when the last Lease expired, to Michaelmas last (1812), amounted in the whole only to £76. 2. 1.; whereas the Surveyor employed by us to value the Estate estimated the mesne profits of the same Premises for that period at the sum of £243. 5. being a difference of £167. 2. 11.; and the Surveyor in his Report upon this subject adds, that although the sum received falls very much short of what the Premises would have let for, it may probably be considered to be severe, if the Parties should be required to pay more than what they have actually received from the occupiers of the Premises.

We have therefore again to submit to your Lordships our opinion, that it is highly expedient that we should be authorized to direct letters to be written to all persons whose Leases have already expired, or will expire within two years, that if they do not apply within three months from the date of such Letters respectively, they will forfeit the preference in the renewal, and the benefit of the deduction of £5 per cent. from the Rent estimated according to the annual Value sworn to by our Surveyors, and that measures will be taken for letting the Property to other persons; and further, that general intimation of this new regulation should be given to all Lessees of the Crown, by public Advertisement, and by Notices stuck up in different parts of our Office, to the effect above mentioned.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

W. D. ADAMS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

MY LORD, and GENTLEMEN,

I HAVE it in command from the Lords Commissioners of His Majesty's Treasury to transmit to you, for your information and guidance, the accompanying Copy of their Lordships Minute of the 10th instant upon your Report of the 21st August last, respecting the arrangements in regard to the renewal of Leases of Crown Lands.

I am, my Lord, and Gentlemen,

Your obedient Servant,

Geo. Harrison.

Treasury Chambers,

17th December 1813.

Commissioners of Woods, &amp;c.

Copy



Copy of TREASURY MINUTE, of the 10th December 1813.

No. 15.

READ Report from the Commissioners of Woods, &c. dated 21st August last, referring to their letter of 18th February last, wherein they lamented the inconvenience and detriment arising to the Land Revenue of the Crown, from allowing Crown Leases to expire, and the Lessees to hold over for an indefinite time; the consequence being, that the old Lessee is apt to flatter himself with the hopes of being suffered to continue, while he so held over, at the former Rent, which, in the case of Leases granted prior to the Act 34 Geo. III. cap. 75., is generally very much under their fair value; and, with reference to this Letter, again calling their Lordships attention to this subject, and submitting, that it is highly expedient that they should be authorized to direct Letters to be written to all persons whose Leases have already expired, or will expire within two years, that if they do not apply within three months from the date of such Letters respectively, they will forfeit the preference in the renewal, and the benefit of the deduction of £5 per cent. from the Rent estimated according to the annual Value sworn to by their Surveyor, and that measures will be taken for letting the Property to other persons; and further, that general intimation of this new regulation be given to all Lessees of the Crown, by public Advertisements, and by Notices stuck up in different parts of their office, to the effect above mentioned.

My Lords resume the consideration of the Report of the Commissioners of Woods, &c. of 18th February 1813, as far as relates to this subject.

My Lords concur with the said Commissioners in thinking the proposed measure very important, and are pleased to sanction the adoption thereof.

Transmit Copy of this Minute to the said Commissioners, for their information and guidance.

## Appendix, No. 16.

No. 16.

LETTER from *Gilbert Jones, Esq.* to the Commissioners of His Majesty's Woods, &c. reporting the Proceedings at Northampton Assizes, on the Trial of certain Causes relative to His Majesty's Rights to the Tithes and Soil of *Borough Fen, Bedford Level*.

MY LORD, AND GENTLEMEN.

Salisbury Square, 29th July 1814.

I BEG leave to acquaint your Lordship and the other Commissioners, that I attended at Northampton Assizes last week, upon the Trial of the two Causes respecting the Claim of the Crown to the Allotments to be set out by the Commissioners for inclosing Borough Fen to the Owners of the Tithes, and to the Owners of the Soil, in lieu of their respective Rights. The Commissioners for the Inclosure had decided that the Allotment to be set out in lieu of Tithes did not belong to the Crown, and had determined that the Lands were exempt and free from all Tithes: And with respect to the Soil, that the Right thereto is in the Devisees of the Marquis of Exeter. To over-rule these decisions, and to establish the Right of the Crown, was the object of the Suits above alluded to. The Cause respecting the Tithes was first tried; and I have the pleasure to state that, after a very long and interesting Trial, a most decisive and complete Verdict was obtained for the Crown. Our opponents took down Mr. Serjeant Lens, as their leading Advocate, upon a special retainer; and after hearing part only of the evidence on the behalf of the Crown, to establish the fact of the extra-parochiality of the Lands in question, the Serjeant admitted, that he felt himself unable to resist the evidence adduced to establish that fact; and he therefore proceeded to resist the Claim upon the ground that the Crown had lost its Right, and was barred of its remedy by the operation of the *Nullum Tempus* Act. To repel this part of the case, we gave in evidence the several Leases which had been granted of the extra-parochial Tithes, the Accounts which had been rendered thereof by the Lessees, and the Accounts made up by the Auditor, and declared from time to time before the Chancellor of the Exchequer: And Mr. Baron Graham held that these documents demonstrated that the Tithes had been duly kept in charge, and that the Act therefore did not operate upon them; and recommended the Jury to give a Verdict for the Crown, which they did immediately without hesitation.

With respect to the other Cause, we were under great difficulty in getting on. The Right having been determined by the Commissioners to be in the Marquis of Exeter's Trustees, it became necessary to give some Evidence on the part of the Crown, to shew that Borough Fen was extra-manerial; and we could only find one Witness who would speak to it at all, and he an involuntary one. And although he gave some general evidence that the Lands were reputed to be extra-manerial, yet he stated that the Commoners had been in the habit of exercising, for a long time past, acts of ownership, by inclosing and letting off parts of the Land occasionally



No. 16.

ally from 3 years to 3 years. The Right of the Crown was grounded upon an assumption that all extra-manerial Waste Lands of Right belong to the King by virtue of his prerogative, and must remain in the Crown, unless proved to have been granted out to any subject. This principle the Judge did not seem prepared to recognize; but he said, that at all events, in the present case, where the Commoners appear to have exercised such acts of ownership, and the Crown did not appear to have ever exercised any, he thought the Right of the Crown, if any it ever had, was barred by the *Nullum Tempus* Act; and that the Grants which the Crown had made from time to time of the Titles (as proved in the other Cause) afforded to his mind irrefragable proof that it did not possess the Right to the Soil at the time those Grants were made. Upon these grounds, he thought the Right of the Crown could not be established, and a Juror was therefore withdrawn. When the Gentlemen who were concerned in the Cause shall return from the Circuit, it may perhaps deserve consideration, whether it will be advisable to submit to this Decision, or to take the opinion of the Court thereon. However, this Cause is of much less importance than the one in which we did succeed; since the Allotment recovered will not only be of much greater value in itself than the Allotment in Right of Soil would have been, but the Verdict will in all probability have a considerable operation and effect in facilitating the Recovery of the Tithes of the other extra-parochial Lands in the Great Level of the Fens.

I have the honour to be, with much respect,

My Lord, and Gentlemen,

Your most obliged and obedient humble Servant,

To the Right Honourable Lord Glenbervie,  
and the other Commissioners of His Majesty's Woods, &c.

*Gilb. Jones.*

No. 17.

Appendix, No. 17.

LETTER from Lord Viscount *Bulkeley*, and *William Henry Fremantle*, Esq. applying for pecuniary Aid from The Crown, towards building a new Church in the Parish of *Egham*, in the County of *Surrey*; and Report thereon by The Commissioners of His Majesty's Woods, &c.

MY LORDS,

Egham, 10th July, 1814.

HAVING been deputed by the principal Landholders and Parishioners of Egham, in the County of Surrey, to make application to your Lordships for the Bounty of the Crown, in aid of a Contribution already commenced, for the building a new Church, we beg leave to state to your Lordships the Grounds on which such Aid is humbly requested.

The Crown is Lord of the Manor, and Proprietor of the largest portion of Land within the Parish of Egham. The number of Houses within the Town of Egham, and the Farms belonging to the Crown, are very considerable.

The cultivation of the Great Park of Windsor, part of which is within the Parish of Egham, has greatly added to the number of inhabitants of the Parish. These circumstances naturally give to the Crown a very great interest in the Parish of Egham, which His Majesty's long residence at Windsor has increased, by personal knowledge and intimacy with its concerns.

The improvements which His Majesty and His Predecessors have made in the Great Park of Windsor, have not been effected without considerable sacrifices of the Parish of Egham. Some years since, William Duke of Cumberland made a very large Inclosure from the Waste Land of the Parish of Egham, which he added to the Park, without making any compensation whatever to the Parish; and since His Majesty has resided at Windsor, a further addition was made to the Park by an Inclosure of the Parish Land, without affording any return to the Parish for the loss of Land so inclosed.

For many years past, the Crown has been very anxious that a general Inclosure of the Parish of Egham should take place, by which great personal accommodation would be afforded to His Majesty, in the improvement and addition to the Great Park; but, from the variety of interests and the numerous small Proprietors of Land, this object could never receive the sanctions of four-fifths of the Landholders until the last year; when a Bill for this Inclosure, so advantageous and beneficial to the Interests and Revenue of the Crown, received the unanimous consent of the Proprietors of Land in the Parish.

By an Estimate lately made, it appears that the general extent of Waste Ground contained in the Parish is about 2,000 Acres, of which the supposed quantity and proportion to be allotted to the Crown amounts to nearly one-fourth, viz. 500 Acres. The quantity of Land in the Parish of Egham, including Old Inclosures, Open Fields, Meadows, and Waste Grounds, contain altogether about 5,540 Acres, the proportion of which, held by Edgell Wyatt, Esq. as Lessee under the Crown, amounts to about 1,059 Acres.

We



We do not state to your Lordships the estimated Value of the Property of the Crown in the Parish of Egham, which is of considerable magnitude; but we have great confidence in stating to your Lordships the interest which His Majesty annexed to this possession, so near to His Royal Residence, and His personal concerns in its improvement. In confirmation of these Statements, we have submitted the Opinions expressed on the subject by the late Mr. Fordyce, Surveyor of Crown Lands, at the time of the renewal of the Lease to the late R<sup>d</sup> Wyatt, Esq.

In a Letter from that Gentleman to Mr. Wyatt, dated Land Revenue Office, December 17th, 1804, he says—"I have, however, to acquaint you, that I sent the paper to Mr. Driver for his consideration, and that his remark upon it is:—As it is uncertain when a new Church or Work-house may be built, he thinks it would be quite inconsistent for him to make any abatement of the Rent on that account; but that as the Crown has so large an Estate in the Parish, he thinks it would be proper for the Crown to subscribe towards the Expense at the time of the rebuilding, and that it would then be proper for the Lessee to make an application for that purpose, when, he has no doubt, it would be consented to."

We beg to refer your Lordships to the whole of this Letter, which is lodged at the Land Revenue Office. In a Letter from Mr. John Secker, steward of the Manor of Egham, dated Windfor, 30th April 1814, he states—"I always understood that His Majesty had a favourable disposition towards the Parish of Egham, the manifestation of which, upon more occasions than one, came within my personal knowledge; and I am confident that the projected Inclosure would, if His Majesty was so far in the enjoyment of his health as to be able to express his opinion on the subject, now be honoured with his warmest approbation. The benefit to be derived by the Crown from the Inclosure will, I trust, be of considerable importance, and fully justify the exercise of its most liberal attention to the wishes of the Inhabitants of the Parish of Egham, in the contribution of a handsome Subscription towards the proposed building of a Parish Church."

We should be wanting in justice to the Parish, if we did not further express our personal knowledge of His Majesty's favourable disposition towards the Parish, having at various times had the opportunity of hearing His Majesty express himself to this purpose; and we have no difficulty in expressing our confidence, that if His Majesty was enabled to exercise His judgment, he would, as an Occupier of Land within the Parish, and also in compensation for the Waste Lands which have been inclosed, by consent of the Parish, within the Great Park, contribute to the proposed building of a new Church.

We have only to submit the Estimates of the Expense of building the new Church, and the grounds on which it is thought necessary to undertake it:—

The Parish Church was built in 1327.

It does not contain sufficient room for one-third of its inhabitants.

It has only one established pew for any farms, or to the number of houses, which are very considerable, belonging to the Crown.

It contains no Chapel of Ease.

The number of its inhabitants amount to between two and three thousand persons.

The present Church is in so ruinous a state, it must inevitably fall to the ground, unless repaired at an estimated Expense of nearly £4,000.

A new Church has been planned and contracted for, to contain 1,000 persons, if the funds can be procured, for the sum of £6,400.

The Inhabitants and Landholders have already subscribed for the new Church, to the amount of £4,000. At present there is no Dissenters Chapel or Meeting House; but from the want of accommodation in the Established Church, there is great apprehension that a Building is now projected.

Under these circumstances, we humbly submit to your Lordships, in the name of the Parish, our earnest and anxious hopes that you will be pleased to take into consideration the Prayer of this Memorial, and assist the Parish by a Grant from the Crown of the Sum required to make good the deficiency in the Estimate now presented to your Lordships.

We have the honour to be,

My Lords,

Your Lordships most obedient

and very humble Servants,

To the Lords Commissioners  
of His Majesty's Treasury,  
&c. &c. &c.

*Warren Bulkeley.*  
*W. H. Fremantle.*



No. 17.

THE Lords Commissioners of His Majesty's Treasury are pleased to refer the foregoing Letter to the Commissioners of His Majesty's Woods, Forests, and Land Revenue, who are to consider the same, and report to my Lords their opinion what may be fit to be done therein.

Whitehall Treasury Chambers,  
the 21st day of July 1814.

*Geo. Harrison.*

MY LORDS,

Office of Woods, &c. 7th January 1815.

PURSUANT to your Lordships reference to us, we have considered the annexed Letter from Lord Viscount Bulkeley and William Henry Fremantle, Esq. wherein they express that, having been deputed by the principal Landholders and Parishioners of Egham, in the County of Surrey, to make application to your Lordships for the Bounty of the Crown, in aid of a Contribution already commenced for the building of a new Church, they beg leave to state to your Lordships the grounds on which such aid is humbly requested: They then proceed to set forth those grounds, among which are the following; namely, That the Crown is Lord of the Manor, and Proprietor of the largest portion of Land in Egham Parish: That the Improvements which His Majesty and His predecessors have made in the Great Park of Windsor, have not been effected without considerable sacrifices of the Parish of Egham; William Duke of Cumberland having, some years since, made a very large Inclosure from the Waste Land of the Parish, which he added to the said Park, without making any Compensation whatever to the Parish; and, since His Majesty has resided at Windsor, a further addition having been made to the Park by an Inclosure of the Parish Land, without affording any return to the Parish for the loss of the Land so inclosed: That, by an Estimate lately made, it appears that the general extent of Waste Ground contained in the Parish is about 2,000 Acres, of which the supposed quantity and proportion to be allotted to the Crown under the Inclosure Act now in execution, amounts to nearly one-fourth, viz. 500 Acres: That the quantity of Land in the said Parish, including Old Inclosures, Open Fields, Meadows, and Waste Grounds, is altogether about 5,540 Acres, the proportion of which held by Edgell Wyatt Edgell, Esq. as Lessee under the Crown, amounts to about 1,059 Acres. They then show the grounds on which it is thought necessary to undertake the building of a new Church as follows:—That the present Church, built in 1327, does not contain sufficient room for one-third of the inhabitants of the Parish, and has only one established pew for any farms, or to the number of houses, which is considerable, belonging to the Crown; that the Parish contains no Chapel of Ease; that the number of inhabitants amounts to between two and three thousand persons; that the present Church is in so ruinous a state, that it must inevitably fall to the ground, unless repaired at an estimated expense of nearly £4,000; that a new Church has been planned and contracted for, to contain 1,000 Persons, if the Funds can be procured, for the sum of £6,400; that then Inhabitants and Landholders have already subscribed for the new Church, to the amount of £4,000; and that at present there is no Dissenters Chapel or Meeting House; but, from the want of accommodation in the Established Church, there is great apprehension that a building is now in projection: And Lord Bulkeley and Mr. Fremantle submit to your Lordships, in the name of the Parish, their earnest and anxious hopes that you will be pleased to take into consideration the prayer of their Letter, and assist the Parish by a Grant from the Crown of the sum required to make good the deficiency of the said sum of £6,400.

The Manor of Egham, with its Royalties, is now held by the Earl of Harcourt (as a Trustee for His Majesty) under a Crown Lease, for a term which will expire on the 31st December 1835, at the clear yearly Rent of £123. 16. 6; and the Farms and Lands, and also several Houses in Egham, are now held by Edgell Wyatt Edgell, Esq. under a like Lease, for a term which will expire on the 10th October 1835, as to the Farms and Lands, at the clear yearly Rent of £940. 18s.; and for a term which will expire on the 10th October 1865, as to the Houses, at the clear yearly Rent of £242. 9. 6; and in respect of the Houses, a Fine of £2,301 was paid to the Crown.

We think it quite natural that Egham Parish should look to His Majesty, as Lord of the Manor, and Proprietor of a large Estate, for considerable assistance towards the Expense of building a Church of such capacity as to encourage the Parishioners to attend Divine Service, by making it certain that they will generally find accommodation therein. But as we felt a doubt whether so large a sum as £2,400 could reasonably be expected from His Majesty, that being above a third of the whole estimated expense, while the proportion of the Crown Land is below a fifth of the quantity in the Parish; and there being also many noble, respectable, and opulent Proprietors and Inhabitants there; we thought it right to take, on the subject, the Opinion of Mr. A. P. Driver, who, a few years ago, surveyed and valued the Crown Estate in Egham, and who is, by our nomination, one of the Commissioners for the Egham Inclosure; and



and he has stated to us, that he should think that the sum of £1,500 must be considered very liberal to be subscribed by the Crown for the Purpose aforesaid, and that he does not doubt the Parish would be perfectly satisfied with it. That sum of £1,500, it appears to us, would be a very ample contribution from the Crown, and we do not hesitate to recommend to your Lordships the grant thereof towards the building of the said new Church.

No. 17.

We are, my Lords,  
Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
HENRY DAWKINS.

Appendix, No. 18.

No. 18.

A SCHEDULE OF ACTS OF PARLIAMENT,

Passed from the time of making to the Legislature the First Report, to the time of making the Second Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; for the Division, Inclosure, Drainage, Embankment, Improvement, and Sale of Lands, and other purposes, in which the Interests of His Majesty are concerned;

And which Acts were referred by the Right Honourable the Lords Commissioners of His Majesty's Treasury to the said Commissioners, for their Opinion and Report thereon, previously to His Majesty's Consent being given thereto, or which were otherwise proceeded on by the said Commissioners.

**A**N Act for inclosing Lands in the Parishes of Penmorfa Dolbemnaen, Llanfihangel-y-Pennant, and Trelfys, in the County of Carnarvon.

52 Geo. III.  
1812.

An Act for amending and rendering more effectual an Act of the 33d year of His present Majesty, for embanking and draining certain Salt Marshes within the Parishes of Spalding, Moulton, Whaplode, Holbeach, and Gedney, in the County of Lincoln; and for repealing so much of an Act of the 34th year of His present Majesty as affects the Marshes and Lands of the Sea Bank lately made by virtue of the said first-mentioned Act.

An Act for inclosing the Forest of Delamere, in the County of Chester.

An Act to amend an Act of the last Session of Parliament, for making and maintaining a navigable Canal from the Grand Junction Canal, in the Parish of Paddington, to the River Thames, in the Parish of Limehouse, with a collateral Cut, in the Parish of Saint Leonard Shoreditch, in the County of Middlesex.

53 Geo. III.  
1813.

An Act for inclosing Lands in the Township of Flint, in the County of Flint.

An Act for inclosing Lands in the Township of Ebrington, and the Hamlet of Hitcoat otherwise Hitcott, in the County of Gloucester.

An Act for inclosing and exonerating from Tithes Lands in the Parish of Great Stewkley otherwise Stukeley, in the County of Huntingdon.

An Act for inclosing and exonerating from Tithes Lands in the Lordship of North Kelsey, in the County of Lincoln.

An Act for inclosing Lands in the Parish of Cascob, and Townships of Ednol and Kinner-ton, in the County of Radnor.

An Act to enlarge the powers of an Act of His present Majesty, for embanking, draining, and inclosing Lands in the Parishes of Abergele, Saint Afaph, Rhydlan Diferth, and Meliden, and the Franchise of Rhydlan, in the Counties of Denbigh and Flint.

An Act for inclosing Lands in the Manor and Township of Kirkburton, in the County of York.

An Act for inclosing Lands in the Parish of Eastrington, in the County of York.

An Act for inclosing Lands in the Parishes of Isleworth, Heston, and Twickenham, in the Manor of Isleworth Syon, in the County of Middlesex.

An Act for inclosing Lands in the Manor of East Bedfont with Hutton, in the Parish of East Bedfont, in the County of Middlesex.

An Act for inclosing Lands in the several Parishes of Llanfihangel, Generglyn, and Llan-ganfilin, in the County of Cardigan.

An



No. 18.

An Act for inclosing Lands in the Parish of Winterbourne Moncton, in the County of Wilts.

An Act for vesting in His Majesty certain parts of Windsor Forest, in the County of Berks, and for inclosing the Open Commonable Lands within the said Forest.

54 Geo. III.  
Sess. 1813-1814.

An Act for inclosing Lands in the Parish of Egham, in the County of Surrey.

An Act for inclosing Lands in the Parish of Quinton, in the County of Northampton.

An Act for building a Church or Chapel of Ease in the Parish of Sculcoates, in the East Riding of the County of York.

An Act for inclosing a Piece of Common or Waste Land, in the Parish of Effingham, within the Manor of Byfleet, in the County of Surrey.

An Act for inclosing Lands in the Parish of Bayton, in the County of Worcester.

An Act for inclosing Lands in the Manor of Ovenden, in the Parish of Halifax, in the County of York.

An Act for inclosing Lands in the Manor of Barkisland, in the Parish of Halifax, in the County of York.

An Act for inclosing and exonerating from Tithes Lands in the Parish of Potton, in the County of Bedford.

An Act for allotting Lands in the Parish of Thorfeway, in the County of Lincoln.

An Act for inclosing Cox Heath, in the Parishes of Boughton, Monchelsea, Loose, Linton, East Farleigh, West Farleigh, and Hunton, in the County of Kent.

An Act for inclosing Lands in the Parish of Burwell, in the County of Cambridge.

An Act for inclosing Lands in the Tithing of Westcombland, in the Parish of Buckland Saint Mary, in the County of Somerset.

An Act for inclosing Lands in the several Parishes of Llanfaintfread and Llanvillo, in the County of Brecon.

An Act for inclosing Lands in the Manor and Parish of Yarcomb, in the County of Devon.

An Act for inclosing Lands in the Parish of Llanrhaiadr in Kinmerch, in the County of Denbigh.

An Act for altering and amending an Act of the 52d year of His present Majesty's Reign, for inclosing the Forest of Delamere, in the County of Chester.

55 Geo. III.  
Sess. 1814-1815.

An Act for inclosing Lands in the Parish of Stoke next Nayland, Nayland Weston, Aflington, and Polstead, in the County of Suffolk.

An Act for inclosing Lands in the Parish of Gwnnws, and the several other Parishes therein mentioned, and in the Township of Llanrhytid Mevinidd, in the County of Cardigan.

An Act for inclosing Lands in the Manor of Chipping Barnet, and East Barnet, in the Parish of Barnet, in the County of Hertford.

An Act for inclosing Lands within the Township of Stansfield, in the Parish of Halifax, in the County of York.

An Act for inclosing Lands in the Parishes of Llangeinwen and Llanbedr Newborough, in the County of Anglesey.

An Act for inclosing Lands in the Parishes of East and West Moulsey, in the County of Surrey.

An Act to amend an Act, made in the 48th year of His present Majesty, to improve the Land Revenue of the Crown, so far as relates to the Great Forest of Brecknock, in the County of Brecknock, and for vesting in His Majesty certain parts of the said Forest, and for inclosing the same.

An Act for vesting in His Majesty certain parts of the Forest of Exmoor, otherwise Exmore, in the Counties of Somerset and Devon, and for inclosing the same.



Further REPORT of the Commissioners of Woods, &c. relative to a Plan for uniting an annual Personal Inspection of the Land Estates of the Crown, with the Collection of the Rents payable in respect thereof;—and Treasury Letter, directing the said Commissioners to prepare a Bill to be submitted to Parliament for carrying that Plan into Effect.

MY LORDS,

Office of Woods, &c. 20th July 1815.

ON the 15th July 1811, we laid before your Lordships a Report, wherein we proposed a New Scheme of Covenants, to be inserted in Leases of the Land Estates of the Crown, and a Plan of uniting an annual personal Inspection of the Conduct and Management of the Occupiers of those Estates, with the Collection of the Rents payable for the same.

First Triennial Report of the Commissioners of Woods, &c.

Appendix,  
No. 13.

On the former of those subjects, your sentiments were expressed in your Minute of the 22d October 1811, of which a Copy was sent to us, in Mr. Wharton's Letter of the 29th of the same month; but, on the latter, no communication has been made to us, and it is to that subject we now beg leave particularly to solicit your early attention.

In that Report we stated That, “from the want of some regular method of inspecting the demised Estates, and of periodically communicating to the Land Revenue Department information concerning the Management thereof, it was next to impossible for the person or persons at the head of that Department to know whether the several Covenants were complied with, till perhaps at or toward the end of the Term, when in most cases it would be impossible, or thought extremely hard and severe, to call the Lessees to account, by Action of Covenant, or otherwise, for their non-compliance therewith.”

We also stated, “That we were most strongly of opinion that there should be, on the part of this Board some competent person, furnished with a Copy, or the Substance of the Lease, employed at least annually to inspect each Land Estate of the Crown under Lease, and to report how far, in each particular, such Covenants and Conditions had been fulfilled; and that this last requisite, we were satisfied, from the experience we had had, and the consideration of what had passed in the Department of the Land Revenue for above a century, but especially after the passing of the Act 34th Geo. III. cap. 75, was by far the most essential improvement which the present system, as acted upon, was capable of receiving.”

We cited the late Mr Fordyce's suggestion, in his Report of the 15th July 1806, of appointing the Surveyors employed in the Land Revenue Department to have the charge of receiving the Rents, visiting and looking over each Estate, and making annual Reports respecting the condition of the Estates, and the attention paid to the Covenants by the Lessees; and, in this way, Mr. Fordyce stated, “the Rents would be collected at less Expence than formerly, and an effectual check would be put upon the Conduct and Management of the Occupiers of the Crown's Estates, without any Charge whatever on that account;” and “that he apprehended the Land Surveyors would not find it difficult to give adequate security for the due fulfilment of their engagements.”

Surveyor General's Third Triennial Report to the Legislature:

Appendix,  
No. 11.

We added, That “the wisdom and economy of the measure thus recommended, and we might almost say the necessity of adopting it, would be sufficiently apparent from the foregoing part of our said Report; and therefore, that we needed not consume any more of your Lordships time with further arguments upon the subject; that we would only beg leave to state, that a single day had scarcely occurred, since we entered upon the duties of our Office, in which we had not had occasion to observe and lament the consequences of the present total want of the means, which this method would afford, of knowing how far the important Covenants for the due Cultivation of the Landed Property of the Crown were complied with, and of enforcing that compliance.”

“We therefore begged leave to recommend to your Lordships;—1st, That in all future cases of the Vacancy of the place of any Receiver of the Rents of the Crown, no new Appointment of such Receiver for any general District should be made; but that the duty of collecting the Rents of each particular Estate within that District, together with the other duties thereafter mentioned, should be entrusted to the Land Surveyor, who should have been employed to estimate and report the value thereof, and to advise concerning the proper mode of cultivating the same, in case such Estate should have been so valued and reported upon at the time the last Lease was granted, by any Surveyor then and still residing in that part of the Country; and, where no such Survey had been made, to the Land Surveyor generally employed in that District under the Department of Land Revenue.”

“2dly, That such Surveyors should respectively receive, as the consideration for performing the duty of collecting the Rents, and the other duties about to be mentioned, nothing further than a corresponding apportionment of the Emoluments formerly annexed to the Receivership.”

“3dly,



No. 19.

“ 3dly, That the present Receivers, who execute their duty by Deputy,” (and we believe the majority of them did so,) “ should be directed, whenever it might become necessary for them to make a new Appointment of a Deputy, to employ in that capacity such Land Surveyor as before described, if he should be willing to undertake the duties, in future to be united with that of receiving the Rents, for such remuneration as they allow to their present Deputies.”

“ 4th, That any Receiver, or Deputy Receiver, as the case might be, appointed in the manner we had proposed, should in future be obliged to view the Estate, of which he should receive the Rents, once in the year at least, at the time of receiving the Rent then to be collected; and after examining the Field Book of the Lessee, or of his Under Tenant or Under Tenants, should report how far the same had been kept in the manner directed, and how far the other Covenants in the Lease had been performed; in what particular there had been a failure in any of those respects; and whether any, and what improvement, upon the prescribed mode of Cultivation, occurred to him, which it might be adviseable, with the Consent of the Tenant, to adopt during the remainder of the Lease; and that he should accompany his Report with Extracts from such parts of the Tenants Field Book as he might think necessary for the better understanding of such Report.”

Mr. Fordyce, in his Report above mentioned, stated, “ That the Rents of those Estates had been collected by Receivers, who, besides their Salaries, had been allowed one shilling in the pound on the amount of their Receipts;” but some change has since taken place. We annex a List of the present Receivers, shewing the Counties within their Receipts respectively; and it is those only who are appointed by Letters Patent, or Constitution, that take the Allowance of one shilling in the pound, and that only on such Sums as are drawn out of their hands by Debenture; but, on the Balances paid by them into the Exchequer on the annual making up of their Accounts, a Poundage of three-pence only is allowed. The Salaries of these Receivers are those antiently allowed by the Exchequer. The acting Receivers have no Poundage; but such Salaries only as the Auditor, with the sanction of the Chancellor of the Exchequer, thinks to be a moderate reward for the Services performed.

We understand that the general practice of Proprietors of large Estates in Land is to employ a Land Surveyor, or Land Agent, whose duty it is to attend to the lettings of the Estate, the management of the Tenants, the collection of the Rents, the setting out and allowing for Repairs, and the frequent inspection of the Lands and Buildings; and that the usual Allowance to such Surveyor, or Agent, for the whole of his service, is a Commission of one shilling in the pound on the Rents collected; and we are decidedly of opinion, that this plan cannot be too soon extended to the Estates of the Crown, by which, not only the advantages before set forth will be derived, but the additional one of a present diminution of the very heavy expence the Crown has of late years sustained from Surveys and Valuations on New Lettings, and ultimately a total saving of that expence.

Very little difficulty will, as we apprehend, attend the carrying of such a plan into effect; but your Lordships will perceive, from the List before mentioned, that one Receiver only holds his situation by grant for life; and as the by far greater part of his Receipt is from Houses in London and Westminster, he may retain that part, and relinquish only the receipt of the Rents of the Country Estates, for which he may have a compensation.—The Receivers, appointed by constitution from the Chancellor of the Exchequer, hold only during pleasure.—The Acting Receivers are appointed by the Auditor, with the sanction of the Chancellor of the Exchequer, and can present no interruption whatever to this arrangement; but where a fair claim to compensation may be clearly shown, reasonable compensation may be allowed.

For establishing this highly requisite and advantageous change in the management of the Crown's Estate, we earnestly recommend that, at the commencement of the next Session, a Bill be submitted to Parliament, authorizing and empowering this Board, with your Lordships sanction, to appoint such Receivers of the Crown Rents as shall be competent to the performance of the Services before detailed; to allow them, in reward for their service, a Commission of one shilling in the Pound on the Rents they shall collect, or such other reward as your Lordships may approve; to require from them securities for the due performance of the trust reposed in them, and also Annual Reports of the condition and mode of management of the Estates under their care, and Annual Accounts of the Revenue collected by them; and to administer to them oaths as to the verity of their Reports and Accounts.

The Accounts, when their accuracy shall have been ascertained, may be transmitted to the Auditor, to be made up and passed as at present, according to the Exchequer forms; and the Monies and Balances may be paid and applied in the manner provided by the existing Statutes relating to the Land Revenue.

If the Accounts shall be taken out of the jurisdiction of the Auditors, we apprehend that they will be entitled to Compensation for the loss of the Profits of Office they will thereby sustain, which Compensation, as well as all others this arrangement may call for, this Board, with the sanction of your Lordships, may be by the proposed Bill empowered to settle; and in this case, the Bill may abolish the antient Fees and Allowances of the Auditors in this regard; the antient Salaries and Allowances of the Receivers should be also abolished.

The



The Bill should also empower us to authorize the Receivers to distrain for Rent, and to institute any legal process to recover Rents, Penalties, and Compensations for Waste or Damage, and to enforce Covenants.

We are, my Lords,  
Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
W. D. ADAMS.  
HENRY DAWKINS.

LAND REVENUE RECEIVERS.

Divisions.	Counties.	Receivers.	How appointed.	Tenures.
1.	{ Essex - Hertford - Middlesex - London - Norfolk - Huntingdon -	Doct <sup>r</sup> King, Bishop of Rochester.	By Letters Patent under the Great Seal.	For Life.
3.	{ Lancaster - Westmorland - Cumberland - York -	The Revenue in these Counties is collected by an Acting Receiver, appointed by the Auditor, with the sanction of the Chancellor of the Exchequer.		
4.	{ Richmond (in Yorkshire) -			
5.	{ Durham - Northumberland -			
6.	{ Kent - Surrey - Suffex - Northampton - Rutland -	George Hubbard, Esq.	By Constitution from the Chancellor of the Exchequer.	During Pleasure.
8.	{ Stafford - Hereford - Salop - Worcester -	An Acting Receiver.		
9.	{ Suffolk - Cambridge - Bedford - Bucks -	D <sup>o</sup>		
11.	{ Oxford - Berks - Honor and Castle of Windsor -	D <sup>o</sup>		
13.	{ Southampton - Wilts - Gloucester -	D <sup>o</sup>		
14.	Isle of Wight -	The Rents all sold under the Act of 1794.		
15.	{ Somerset - Dorset - Devon - Cornwall -	An Acting Receiver.		
17.	{ Warwick - Leicester -	Mr. Walford -	By Constitution -	During Pleasure.
18.	Savoy Hospital -	Mr. Stephen Powell -	- D <sup>o</sup> -	D <sup>o</sup>
19.	Chester -	John Griffith, Esq. Receiver for North Wales.	- D <sup>o</sup> -	D <sup>o</sup>
20.	Derby -	George Hubbard, Esq.	As above.	
21.	{ Lincoln - Nottingham - North Wales - South Wales and Monmouth -	Mr. Bafely - John Griffith, Esq. - Richard Barry, Esq.	By Constitution - As above.	D <sup>o</sup>



No. 19.

GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Report of the 20th ultimo, in which you recommended, for the reasons submitted in your said Report, the appointment of Land Surveyors for collecting the Crown Rents, and for other Purposes therein mentioned, I am commanded by their Lordships to acquaint you, that the Chancellor of the Exchequer, having communicated with the Bishop of Rochester, the present Receiver, by Patent, for his Life, of the Rents upon the Crown's Estates within the Counties of Essex, Hertford, Middlesex, London, Norfolk, and Huntingdon, with a view of ascertaining whether he would be disposed to relinquish that part of his office which relates to the Receipt of the Rents arising within the counties of Essex, Hertford, Norfolk, and Huntingdon, and, if so, upon what conditions and compensation; the Bishop has expressed his readiness to comply with the wishes of His Majesty's Government, by resigning those parts of the receipts above specified, upon an equivalent compensation being secured to him, but has stated, that, as the Crown's Rents have been progressively increased, it will be necessary that he should make enquiry into the present condition of the Crown's Estates in those Counties, and has requested to be informed what time may be allowed him for that purpose; in answer to which the Chancellor of the Exchequer has recommended his Lordship to communicate with you, or your Secretary, with a view of arranging the amount of compensation for that part of his office thus to be relinquished.

From an attentive consideration of this important subject, my Lords are satisfied that much benefit to the Crown's Estates might be reasonably expected from the adoption of the Plan now submitted by you; and I am therefore to direct you to confer with the Bishop of Rochester, as to the amount of compensation which it may be proper to grant to him for the relinquishment of the portion of his office before specified, and to report to their Lordships the result of such communication. My Lords are also pleased to direct you immediately to prepare and transmit, for their consideration, the Draft of a Bill to be submitted to Parliament early in the ensuing Session, authorising the appointment of Receivers of Crown Rents of the description suggested, together with such other provisions as you may think necessary or proper for the management of those Estates; but my Lords do not see any advantages likely to arise from the removal of the Audit and final passing of the Accounts of those Receivers from the Auditors of the Land Revenue, after they shall have undergone the previous inspection of your Board; particularly as compensation must be granted to those Auditors for the loss they will sustain by the abolition of the Fees now paid, which Fees will cease upon the death of the Persons holding these offices.

I am, Gentlemen, your obedient Servant,

C. Arbuthnot.

Treasury Chambers, 15th August 1815.

The Commissioners of Woods, &amp;c.

No. 20.

Appendix, No. 20.

LETTER from Mr. Nash, stating the Circumstances which, in his opinion, have delayed the Progress of the Improvements in MARY-LE-BONE PARK.

GENTLEMEN,

29, Dover-street, 4th February 1816.

IN answer to Mr. Milne's Letter, of the 21st ultimo, desiring me to report to you what causes have led to the disappointment of the expectations held out by me of a great Improvement in the Revenue, to arise from the adoption of the Scheme suggested by me, and adopted by the Treasury, for the appropriation of the Estate in Mary-le-bone Park; and whether I am still of opinion that such expectations will ultimately be realized, and, if so, the grounds of that opinion:

I beg leave to state, that the only disappointment I have felt is in my expectations that the Improvement to the Revenue would have had a more rapid progress. The numerous applications I had from men of rank and fortune, when the design was in agitation, to set down their names for Sites for Villas within the Pale of the Park, justified the expectation of that part of the Improvement immediately commencing; but before the Roads were completed and the Park inclosed, the disposition to building suddenly became paralysed. So far from regretting, however, that the Villas have not yet been begun, I am in your recollection, Gentlemen, that it ever was my opinion, the Revenue would not suffer on that account; for as the Trees advance in growth the Park would improve in beauty, and consequently in value, and this reason applies equally to the Houses which are to surround and overlook the Park. At the same time, therefore, that I confess the expectation of more rapid progress, yet I must take leave to revert to my advice of planting Trees to form a boundary round the Park where Houses



Houses are ultimately to stand, as evidence that I looked to a *remote* period for a full consummation of the hopes I held out as to Revenue, and that I even guarded against disappointment in that respect, by substituting a Plantation of Trees, either to be preserved for beauty or sold for profit.

I have further to observe, that many of the Houses which are to surround the Park will be objects of speculation to builders; but for the last five years the great interest which the public Funds have afforded, has diverted the capital formerly employed in such speculations; as the Funds rise in price, the floating capital in the country will flow into other Channels, and should those of building not be dammed up, a part of that capital will most certainly find its way into Mary-le-bone Park, in preference to every other situation in the Metropolis, because of the open space of the Park, of which those who build are not likely ever *to be deprived*, as is the case in the environs of every other part of the Metropolis; and also because the New Street, when it shall be completed, will be the *nearest* situation in which persons connected with the Public Offices, and others having business which requires their daily resort to town, can enjoy, together with the Country air, and such open scenery as will be continually increasing in beauty as the plantations advance to perfection; and with this commanding advantage, when the noble communication with the Court and Parliament, which the New Street will afford, is considered, I trust, Gentlemen, I am not too sanguine when I see a certainty, that my scheme will not only ultimately but rapidly succeed, and Mary-le-bone Park become an object of such preference, as to draw away many who inhabit situations in other environs of the Town. So fully am I persuaded of this result, that I recommend to restrain the anxiety for *immediate* Revenue, to give opportunity of selecting a higher class of tenants, remembering, that as the Park increases in beauty it will increase in value, and that the first occupiers will stamp the character of the neighbourhood. I look, therefore, to the completion of the Street, and particularly to the Circus at the end of Portland Place (which I consider as the key to Mary-le-bone Park) as the period when the value of that situation will be duly appreciated. From the unfortunate opposition to the Assignees of Mr. Mayor, in the commission at first sued out against him, the whole of last year was lost; otherwise the Crescent, forming one-half of the Circus, would have been completed, and may be so this year, should the Assignees of the present commission be enabled to go on with the building in the course of the next month.

Hitherto I have alluded only to that part of my Plan connected with Mary-le-bone Park; the expectation of a Revenue to be derived from the other part of Mary-le-bone Park, to be appropriated for commercial Purposes, was founded principally on the advantages likely to result from the Regent's Canal, which is to join the Grand Junction Canal with the Thames. The Regent's Canal is now completed through the Crown Estate, as far as to the Hampstead Road, and a collateral Cut made along the middle of that Estate towards the New Road, and terminated in a commercial Basin; both these branches are immediately to be opened for the use of the Public. Already several applications have been made to me for wharfs round the basin, and for the establishment of trades in the neighbourhood. There cannot, therefore, be any doubt of the success of this part of the scheme; but encouragement must be given to the first settlers, by letting the Wharfs for a *short* term at low Rents, and when trade shall be established on the shores of the Canal, the Revenue will not only be permanent but continually increasing, and the necessity of Houses in the vicinity a consequent result.

The enormous extra expense which the Regent's Canal Company have incurred, beyond their original Estimate, by the Crown altering the course of the Canal through Mary-le-bone Park, and compelling them to go through very high ground, protracted the excavation of the Canal, and very much injured their finances; and the opposition of an individual, through whose land the Canal is to pass, retarded the progress of the Canal during the greater part of the last year, otherwise there were well founded expectations of its being completed to the Thames by the present time, and that the prospects held out to the Regent's Canal Company, and to the Commissioners of His Majesty's Land Revenues, would have begun to be realized. The Regent's Canal Company, however, are taking measures in the present Session of Parliament to be released from the opposition of the individual alluded to, and to recover the depression of their funds, which have unfortunately suffered in public opinion by these circumstances; in the meantime, so much of the Canal is completed as will most certainly put in motion that part of my scheme which relates to the Crown Property in this quarter, appropriated to commercial purposes; but here again I look to the *junction* of the Canal with the *Thames* for the *great* results, in respect of Revenue, and am not anxious to let too great a portion of the ground, till that work is completed.

You will please, Gentlemen, to recollect, that the Circus at the end of Portland Place was let as soon as the Plan was settled; that the measure of The Regent's Canal was carried as soon as it was proposed; that applications were made for Sites for Villas as soon as the Scheme of Mary-le-bone Park was known; so far the public expectation was in unison with mine, and it cannot be expected I should have foreseen the interruptions which the Circus and Canal have met with, nor the causes which have induced those Gentlemen who had put down their names for Villas to decline following up their first intentions. The failure of Mr. Mayor in the middle of his progress was certainly owing solely to the sudden stoppage of those resources of credit which Builders look up to for the success of their speculations. The Circus and the

Canal,

K k



No. 20.

Canal, though hitherto retarded, are likely again to proceed, and, I trust, we may look forward, with hope, to the removal of the present public pecuniary pressure. I trust, also, that in this relation of facts, His Majesty's Commissioners will see the causes of the disappointment of which they enquire, and that they will admit that I have reason to believe, that the hopes I have held out of the great Improvement of Revenue from the adoption of my scheme for appropriating the Estate of Mary-le-bone Park, will ultimately be realized, and that whilst a great part of the expense of the Roads, Plantations and Inclosures, will be refunded by those who shall build on the ground, a Revenue will arise from such Buildings to meet the expense of making and planting the Circus, and of the other ornaments of Mary-le-bone Park.

To the Commissioners of His Majesty's  
Woods, Forests, and Land Revenues,  
&c. &c. &c.

I have the honour to be, Gentlemen,  
Your faithful Servant,  
*John Nash.*

No. 21.

Appendix, No. 21.

## EXTRACT of TREASURY LETTER, dated 9th November 1812.

AND I am further to desire, with reference to the proposed New Street, that you will most fully ascertain the utmost amount of the Charge thereby to be occasioned, in the first instance, by the purchase of Sites, Terms, and Good-will, by checking the Calculations of Mr. Nash with those of your other Surveyors, or of such other experienced Surveyors as you may think fit to employ for that purpose; and that you will also ascertain whether the actual advance of any Capital, on the part of the Public, may really be obviated by arrangements with insurance Companies, or in any other manner.

The Commissioners of Woods,  
&c. &c. &c.

I am, my Lord and Gentlemen,  
Your obedient Servant,  
*R<sup>d</sup> Wharton.*

No. 22. (A.)

Appendix, No. 22. (A.)

## REPORT of the Commissioners of His Majesty's Woods, &amp;c. to the Lords Commissioners of the Treasury, transmitting Estimates and Plans for the proposed New Street from Pall Mall to Portland Place.

My LORDS,

Office of Woods, &amp;c. 8th March 1813.

IN pursuance of your Lordships desire, signified to us by Mr. Wharton's Letter of the 9th November last, that, with reference to Mr. Nash's Plan of the proposed New Street of communication between Pall Mall and Portland Place, we should most fully ascertain the utmost amount of the charge to arise, in the first instance, from the purchase of Sites, Terms, and Good-will, by checking the calculations of Mr. Nash with those of our other Surveyors, or of such other experienced Surveyors as we might think fit to employ for that purpose; we caused a Statement to be prepared, shewing the duration of all the existing Leasehold Interests in the Crown Property, which would be affected according to Mr. Nash's said Plan of such New Street, and the Rents under which they are now held from the Crown; and having transmitted Copies of this Statement to Mr. Nash, and to Messrs. Leverton and Chawner, our Surveyors for the Land Revenue Department, we directed them respectively by instructions (\*Copy whereof, marked B, is hereto annexed) to prepare, with reference to such Statement, and the best information which they could obtain relative to the property belonging to individuals in the line of the said Street, Estimates of the utmost amount of the charge, which, according to the best of their judgment, would be incurred in purchasing the outstanding Interests in the parts belonging to the Crown, and the absolute Fee of those parts which do not belong to the Crown, together with the Compensation which, in their opinion, would probably be awarded to the Holders or Occupiers of any Houses or Buildings thereon, by way of recompence for the loss of business, Good-will, or inconvenience, which they might respectively suffer by being removed from such Houses or Buildings; and also to report to us their opinion, as to the extent and manner in which the expense to be incurred may be expected to be ultimately refunded, by letting, mortgaging, or the absolute disposal of the sites in the line of the New Street, together with the materials of the Houses to be pulled down.

Vide pa. 135 &amp; 136.

In



In consequence of these instructions, we have received from Mr. Nash three Plans and Estimates; the first Plan is a copy of that which we laid before your Lordships, with our Report of the 7th August 1811, and printed in the Appendix to our Triennial Report, the Estimates for which, Mr. Nash states, that he has very carefully examined, and he has given the results of that examination in minute detail. By these amended Estimates, it appears, that Mr. Nash calculates the gross and net Expences of carrying his original Plan of the New Street into execution, and the amount of the Revenue to accrue therefrom, as follows, viz.:—

No. 22. (A.)  
First Triennial  
Report to the  
Commissioners of  
Woods, &c.  
Appendix,  
No. 12. (B.)

DIVISION OF MR. NASH'S PLAN for the proposed NEW STREET.	Charge to be incurred in the first instance.	Proceeds from the Sale of the old Materials of Buildings to be taken down.	Net Cost of the Improvement.	Annual Ground Rents.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Continuation of Pall Mall to the front of Saint Martin's Church, Crown Property. }	7,588 — —	3,830 — —	7,787 14 9	6,462 17 4
Widening Cockspur Street from the Haymarket to Charing Cross, Crown Property. }	7,599 14 9	3,570 — —		
Good-will - - - -	6,550 — —	- - -	6,550 — —	
Widening Entrance into Pall Mall from Cockspur Street; continuing Charles Street into the Haymarket; and making a Street from Pall Mall opposite Carlton House into Piccadilly, Crown Property. }	105,814 13 1	29,710 — —	76,104 13 1	9,762 4 6
Good-will - - - -	19,650 — —	- - -		
Continuation of New Street from Piccadilly, Northward into Glass-house Street; viz. Crown Property - - - - £84,395 14 11 Private Property - - - - 18,668 15 4	103,064 10 3	47,850 — —	55,214 10 3	7,421 13 —
Good-will - - - -	36,940 — —	- - -	36,940 — —	
Continuation of New Street from Glass-house Street to Conduit Street, viz. Crown Property - - - - £13,085 18 4 Private Property - - - - 78,238 2 6	91,324 — 10	36,310 — —	55,014 — 10	6,344 2 —
Good-will - - - -	34,950 — —	- - -	34,950 — —	
From Conduit Street to Oxford Street; Private Property - - -	75,503 15 —	20,100 — —	55,403 15 —	4,473 — —
Good-will - - - -	21,370 — —	- - -	21,370 — —	
From Oxford Street to Portland Place; Private Property - - -	84,722 10 —	15,490 — —	69,232 10 —	2,367 15 —
Good-will - - - -	24,310 — —	- - -	24,310 — —	
TOTAL Amount of the Sums required, in the first instance, for the Purchase of the outstanding Interests on the parts belonging to the Crown; the Fee Simple and outstanding Interests on the parts not belonging to the Crown, and including the Compensa- tions to be paid for Good-will of Business to the Tradesmen whose Houses shall be taken down - - - -	£ 619,387 3 11			
TOTAL Amount of the Sums to be forthwith refunded by the Sale of the old Materials of Buildings to be removed - - - -	£ 156,860 — —			
NET Amount of the Cost of the Improvement - - - -		£ 462,527 3 11		
TOTAL Amount of the Annual Revenue expected to arise from the Sites of Buildings to be granted on Lease - - - -			£ 36,831 11 10	

Your Lordships will observe, that this sum of £36,831. 11. 10. for annual Ground Rents, exceeds Mr. Nash's former Estimate of such Ground Rents, in the sum of £8,097. 1. 10.

It is also to be observed, that Mr. Nash does not here reckon upon any Revenue arising from the Plan of a New Sewer, which, in that former Estimate, was calculated at £19,105 upon an Expenditure of £112,330, exclusive of the Revenue to arise from the Building Sites.

Mr.



No. 22. (A.)

Mr. Nash suggests, that it may not be necessary, in the first instance, to purchase the Buildings on the East side of Sherrard Street, and on the West side of Market Street, Saint James's, abutting on the proposed line of the New Street, and that, probably, when the improvements on the adjacent parts of the line shall have been carried into effect, the Proprietors of the Ground would complete the improvements of those parts themselves, which he thinks, would produce a saving in the cost of the undertaking to the amount of £28,243. 2. 10. He also calculates, that a further saving, for the present, of £34,825, might be made by the suspension of that part of the Plan which runs through the back Premises of the Houses on the East side of Cavendish Square.

Having observed to Mr. Nash, that he had not, in the Estimate of Good-will, specified any Compensation to the Tenants of private Houses, for the losses and inconvenience which they may suffer by being compelled to remove from their dwellings; and having further noticed to him, that nothing appeared to be allowed in his Estimate for losses to tradesmen, who hold their Premises at the will of their respective Landlords, he has in a Letter to us, dated the 2d instant, stated, that he has valued those Houses, not at what the actual Lessees pay, but at what they could let their Houses for at Rack Rents, and that, as those Rack Rents are put at the extreme, the purchase money would afford an ample Compensation in those respects; and he has given it as his opinion, that the general allowance he has made for Good-will, will be found to exceed what will actually be required for that purpose, especially, if the course of proceeding which he has suggested shall be observed in carrying his Plan into execution.

The total number of Houses to be purchased and taken down, according to this first Plan of Mr. Nash, is 752; of which 441 belong to the Crown, 94 to Sir Richard Sutton, 34 to the Trustees of the Pollen Estate, 48 to the Duke of Portland, 9 to the City of London, and 126 to different individuals; the greater part Mr. Nash represents to be decayed and worn out, and some of them in a ruinous state.

And the aggregate frontage of the Building Sites in the new Street, &c. according to this Plan of Mr. Nash, is 10,370 feet, being sufficient for 500 Houses at 24 feet to each House, exclusive of Sites for three large Public Buildings.

To obviate the objections which have been made to the above-mentioned Plan, on account of the number of Houses required to be taken down between Piccadilly and Golden Square, for the purpose of forming a Square, Mr. Nash has submitted two other Plans, numbered II. and III. In the Plan numbered II. and which, on the whole, appears to us to deserve the preference, he proposes the omission of the Square on the North Side of Piccadilly, and substitutes a bending Street, resembling, in that respect, the High-street at Oxford, to unite the North end of the Street from Pall Mall to Piccadilly with the South end of that part of the Street which leads to Oxford Street, and preserving the present communication from the Haymarket along Tichborne and Mary-le-bone Streets, into Warwick and Swallow Streets. The adoption of this Plan, Mr. Nash says, will decrease the amount of purchases and Good-will £68,705, and the Revenue £1,924, making the net Cost of the undertaking, including the items of proposed savings above-mentioned, £330,754. 1. 1. but at the same time reducing the Annual Revenue to £31,999. 1. 10.; viz.:—

Estimated net Cost of Street, according to Plan No. I.	-	£	462,527	3	11
Deduct proposed Savings in respect of Ground					
and Buildings in Market Street, West side	£ 10,074	7	10		
Sherrard Street, East side	-	18,168	15	—	
Cavendish Square, East side	-	34,825	—	—	
Further Reduction by adoption of Plan No. II.	68,705	—	—		
			131,773	2	10
Total Estimated net Cost of Plan No. II.	-	£	330,754	1	1

Total estimated Annual Revenue, according to Plan No. I.	£	36,831	11	10
Deduct in respect of 300 feet of Building				
Ground in Market Street, at four guineas				
per foot	- - - -	1,260	—	—
330 D° D° - Sherrard Street, at three guineas		1,039	10	—
290 D° D° - behind Cavendish Square, at two				
guineas	- - - -	609	—	—
Further Reduction, by adoption of Plan No. II.		1,924	—	—
			4,832	10 —
Estimated Annual Revenue from Plan No. II.	- £	31,999	1	10

Mr.



Mr. Nash’s third Plan proposes to leave standing all the present Streets and Buildings between Piccadilly and Golden Square to the East of Air Street, and substitutes a Square, formed by the North side of Picadilly on one side, and the South side of Jermyn street on the other, having Saint James’s Church on the West side of the Square. According to this Plan, he estimates the net Cost, including the above-mentioned proposed savings, at £337,637. 1. 1. and the Annual Revenue at £32,338. 1. 10.

The Surplus Revenue, according to these three Plans, after yielding a sufficient Fund for the payment of legal Interest on the Expenditure, will be as follows ; viz.—

	Net Expenditure.	Gross Revenue.	Fund for Payment of legal Interest on Expenditure.	Surplus Revenue or Annual Profit.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Plan, No. I. -	462,527 3 11	36,831 11 10	23,126 7 2	13,705 4 8
Plan, No. II. -	330,754 1 1	31,999 1 10	16,537 14 —	15,461 7 10
Plan, No. III. -	337,637 1 1	32,338 1 10	16,881 17 —	15,456 4 10

According to the foregoing Statement, the Plan No. II. besides being, in our opinion, preferable in other respects, will yield the largest Revenue in proportion to the Expenditure, exceeding that of No. I. in the sum of £1,756. 3. 2. and that of No. III. in the sum of £5. 3. 0 Surplus Revenue or Annual Profit.

We have likewise received a Report and Estimates from Messrs. Leverton and Chawner, wherein they represent, that they find upon the Crown’s Estate, over which the new Street is proposed to be carried (according to Mr. Nash’s Plan, No. I.) and which will be affected thereby, upwards of 570 Houses and other Buildings in Lease, and many others which are not in Lease ; also upwards of 400 Houses and Buildings on the Estates of private Individuals, comprising in the aggregate, more than 1,000 Plots covered with Buildings of different descriptions, a few of which are employed for public purposes. They then proceed to state, that they are of opinion, that

The first Cost of the Undertaking, including Compensations, will amount to the sum of - - - - -	£ s. d. 1,078,270 — —
The Proceeds from the Sale of the old Materials £129,748	
The Value of the Ground for Sites of Buildings in the New Street, to be sold in Fee Simple 454,325	
	584,073 — —
Leaving a Balance of Expense (besides the Expense to be sustained in forming new Sewers, altering old Sewers, and other contingencies, in respect of the Supply of Water, &c. of which they have formed no Estimate) amounting to - - - - -	494,197 — —
To which they add, the Value of the present Rents accruing to the Crown from the parts in Lease, and of the Reversionary Interest in the same, and the present Value of the Crown Property in hand (all which, they state, must be brought into the Account, for the purpose of shewing what would actually be the Cost of the Undertaking), and which they estimate at - - - - -	299,585 — —
Making the Total Amount of net Expenditure or Loss to the Public - - - - -	793,782 — —

Messrs. Leverton and Chawner afterwards offer some Remarks, to which we beg leave to refer your Lordships, upon the principles and arrangement of the Plan in question, pointing out what appears to them to be objectionable, in respect to an unnecessary sacrifice of Property, and suggesting another line for a New Street between Pall Mall and Portland Place, which they describe, and which, they express their confidence, might be executed at far less Expense.



No. 22 (A.)

The above-mentioned Estimates of Messrs. Leverton and Chawner being given in the gross, we have not had an opportunity of comparing them with those of Mr. Nash, so as to shew in what particulars the difference consists; but, with the view of ascertaining whether such difference relates to any particular divisions of the line of Street, or generally to every part thereof, we have directed them to furnish us with further particulars of their Survey and Valuation, and, as soon as we shall receive such further particulars, we will transmit them to your Lordships.

WE beg further to state, that we received Mr. Wharton's Letter of the 20th ultimo, transmitting to us a Representation of certain Inhabitants of the Parish of Saint James, in which they set forth various objections to Mr. Nash's Plan, and especially, that it contemplates, unnecessarily, the destruction of a number of existing Buildings, and the blocking up accustomed Highways; and that Mr. Thompson, of Argyll Street, who had given much attention to the subject, and had great local knowledge of the Property, had formed a Plan, which obviated most of their objections, and having, pursuant to your Lordships desire, applied to Mr. Thompson for his Plan, he has communicated the same to us, together with a Report explanatory thereof, and containing Calculations of the Expense of carrying his Plan into execution.

Mr. Thompson's Plan embraces the line of a New Street from Pall Mall to Portland Place; but his Estimates relate only to the part of it which falls between Pall Mall and Oxford Street; and for this part he calculates, that the sum of £298,435 would be required for the purchase of the outstanding Interests in the Crown Property, and the Fee Simple and outstanding Interests of the Private Property affected by it; and he estimates the total Annual Revenue to accrue from Leases of the Sites for new Buildings at £19,066.

Mr. Nash, in his Estimates for so much of the line of the New Street as lies between Pall Mall and Oxford Street, according to his Plan, No. II. (which does not materially differ from the Plan of Mr. Thompson, and which we have above more particularly recommended to your Lordships attention), calculates the cost of that part of the Improvement at £272,036, and the Revenue to arise therefrom at £30,240. 6. 10. per annum.

Mr. Wharton's Letter of the 7th December last, having transmitted to us Copy of a Resolution then lately passed at a Meeting of the Vestry of the Parish of Saint James, respecting the proposed New Street, and desired that we would communicate with the said Parties, and report the result of our conference to your Lordships Board; we have to acquaint your Lordships, that having been attended by a Deputation from the said Vestry, they represented to us the great injury which would arise to the Inhabitants of the Parish, as well by an increase of the Poor Rates upon the actual residents, during the period in which the Improvement would be in process of execution, as by the loss of business which would be brought on many industrious persons carrying on thriving Trades in the present accustomed thoroughfares *in the Vicinity* of the proposed New Street, but situated out of its direct line, whereby they might be precluded from a Compensation, in the way of purchase, for the Property and Good-will of their Houses and Shops, although their Trade would be destroyed by the thoroughfares being withdrawn from them to the New Street.

With respect to their first allegation, relating to the Poor Rates, we beg leave to notice to your Lordships, that both Mr. Nash's Plan No. II. and Mr. Thompson's Plan, obviate, in a great degree, the grounds upon which it is founded; the Houses and Buildings which are affected by these Plans, on the parts alluded to, being of a very inferior description and value, and at present contributing comparatively little towards those Rates; whereas the Houses and Buildings proposed to form the New Street, being of a higher class, will at least compensate the diminution to be caused by the destruction of the present mean and ruinous Buildings; and further, it appears to us, that if the gradual course of proceeding in the execution of the Improvement suggested by Mr. Nash be adopted, there can scarcely occur even a temporary reduction in the Poor Rates, and certainly not to any considerable amount.

And, in regard to their second allegation, relating to the injuries which will be sustained by Tradesmen established in the present leading Streets *in the Vicinity* of the proposed New Street, we have to observe, that if either Mr. Nash's Plan No. II. or Mr. Thompson's, shall be adopted, there will be no accustomed thoroughfare interrupted, and the Claims for Compensation ought, we apprehend, to be limited to the persons whose Property will be directly affected; and we have no doubt, that Parliament would think it right, by proper Clauses in the Bill, to provide for every case of this kind, according to what has been usual in instances of analogous Improvements in other parts of the Town.

IN pursuance of your Lordships desire, that we would ascertain how far the expectation held out by Mr. Nash, that the necessary advance of Money for carrying his Plan of a New Street into execution might be provided by arrangements with the Insurance Companies, was likely to be realized, and to what extent they would be willing to make such advance, we instructed him to apply to such of those Companies as he thought would be likely to engage in the Undertaking, and to furnish them with whatever details, relative to his Plan, they might require, so that we might receive a direct proposition, explaining the Terms on which the Money would be advanced, and the nature of the Security which would be required.

In



In consequence of these instructions, we have received from him the Copy of a Letter which he addressed to Sir Theophilus Metcalfe, Chairman of the Globe Insurance Company, and of the answer from that gentleman; in which answer, Sir Theophilus Metcalfe states on behalf of the Company, that he is ready to treat for an advance of Money, for the purposes above mentioned, provided the ultimate repayment of the Principal, and the punctual payment of legal Interest, can be effectually secured; and he adds, that though the Company do not propose to *stipulate* for any advantage beyond legal Interest, they would think it reasonable, in consideration of the great amount of the Loan which will probably be required, to expect a preference in the Insurance to be effected upon the Buildings to be erected on the line of the Street.

Your Lordships will see, by the Postscript to Sir Theophilus Metcalfe's Letter, that £300,000 was the sum in contemplation when that Letter was written; but we have the strongest reason to think, that to the extent of double that amount might be procured in the same manner, as there is no doubt that the Property which may be mortgaged in the line of the Street would be ample security, even to that extent.

We understand that arrangements of the nature thus suggested, are not uncommon between the Insurance Companies and individual Proprietors, who let their Estates for the Purposes of Building, and that clauses are inserted in the Leases for giving effect to such arrangements; or, in the present case, and which we think would be the better way, the Premium of Insurance might be charged, by way of additional Rent, and the Insurance effected by us.

We are, my Lords,  
Your very humble Servants,

GLENBERVIE.  
W. D. ADAMS.  
HENRY DAWKINS.

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

P. S.—Since the foregoing Report was prepared, we have received from Mr. Rhodes, one of the Officers of our Department, who has been for some years employed in that branch of the business which relates to the Leases of Houses in London, a Plan for forming a New Street from Pall Mall to Portland Place, in the line of Swallow Street, but passing through and terminating opposite to St. James's Square.

#### Appendix, No. 22. (B.)

No. 22. (B.)

#### PAPERS transmitted in the foregoing REPORT.

- 1.—LETTER of Instructions to Mr. Nash, to take measures for ascertaining the utmost Charge likely to be incurred in the formation of the proposed NEW STREET, and to make enquiry, how far the advance of any Capital, on the part of the Public, for that purpose might be avoided.

SIR,

Office of Woods, &c. 23d November 1812.

I AM commanded by Lord Glenbervie, and the other Commissioners of His Majesty's Woods, &c. to acquaint you, that they have ordered a Statement to be prepared of the duration of all the existing Interests in the Crown Property, which would be affected by the intended line for a new Street from Pall Mall to Portland Place, and of the Rents under which they are respectively held, a Copy of which Statement will be sent to you as soon as possible. And I am directed to desire, that, with reference to such Statement, and the best information which can be obtained relative to the Property belonging to individuals, in continuation of the line shown on the Plan received from you on the 16th instant, you will ascertain and report to the Board, the utmost amount of the Charge which, according to the best of your judgment, would be incurred, in the first instance, in purchasing the outstanding interests in the parts belonging to the Crown, and the absolute Fee of those parts which do not belong to the Crown, together with the Compensations which would, probably, be awarded to the holders or occupiers, by way of recompence for Good-will or the loss of business, or inconvenience which they might respectively suffer by being removed from their habitations. And you are further desired to ascertain, and report to the Board, how far the actual advance of any Capital, on the part of the Public, may really be obviated by arrangements with any of the Insurance Companies, or otherwise.

With



No. 22. (B.)

With respect to this last-mentioned object, it appears to the Board, that the only satisfactory method of effectually ascertaining how far, and to what extent, it can be effected, would be for you to furnish some of the principal Companies, likely to engage in the Undertaking, with such details relative to the Plan, as they might deem necessary, and that thereupon a direct proposition should be brought forward, fully explaining the terms and nature of the Security which would be required.

I am, Sir, your most obedient Servant,

John Nash, Esq.

*A. Milne.*

2.—LETTER of Instructions to Messrs. *Leverton* and *Chawner*, to take measures for ascertaining the utmost Charge likely to be incurred in the formation of the proposed NEW STREET, and the Extent to which such Charge would be ultimately refunded.

GENTLEMEN,

Office of Woods, &amp;c. 7th December 1812.

I HAVE it in command, from the Commissioners of His Majesty's Woods, &c. to transmit to you, herewith, a Plan of a proposed New Street of communication between Pall Mall and Portland Place; and also a Statement, shewing the duration of all the existing Interests in the Crown Property, which would be affected by such New Street, and the Rents under which they are respectively held. And I am to desire that, with reference to such Statement, and the best information which can be obtained relative to the Property belonging to individuals in the line of the said Street, as shewn on the Plan, you will ascertain and report to this Board, with as little delay as possible, the utmost amount of the Charge which, according to the best of your judgment, would be incurred, in the first instance, in purchasing the outstanding Interests in the parts belonging to the Crown, the absolute Fee of those parts which do not belong to the Crown, together with the Compensations which would, probably, be awarded to the holders or occupiers of any Houses or Buildings thereon, by way of recompence for the loss of business or inconvenience which they might respectively suffer, by being removed from such Houses or Buildings. And you are further to report your Opinion, as to the extent and manner in which the expence to be incurred would be ultimately refunded, either by letting the Sites, in the line of the New Street, on building Leases, or by the absolute disposal thereof, together with the Materials of the Houses to be pulled down.

I am, Gentlemen,

Your most obedient Servant,

Messrs. *Leverton* and *Chawner*.*A. Milne.*

No. 23. (A.)

Appendix, No. 23. (A.)

REPORT from the Commissioners of His Majesty's Woods, &c. to the Lords Commissioners of the Treasury, transmitting a Statement from Messrs. *Leverton* and *Chawner*, explaining the Estimates made by them relative to the proposed NEW STREET.

MY LORDS,

Office of Woods, &amp;c. 15th March 1813.

IN our Report to your Lordships, dated the 8th Instant, upon the subject of the Plans and Estimates which we submitted therewith, of a New Street of communication between Westminster and Marybone Park, We mentioned, that the Estimates of Messrs. *Leverton* and *Chawner* (which differ so materially, in respect to their amount, from those of Mr. *Nash*) being given in the gross, we had not an opportunity of comparing them, so as to shew in what particulars the difference consists; but that, with the view of ascertaining, whether such difference relates to any particular divisions of the line of Street, or, generally, to every part thereof, we had directed them to furnish us with further particulars of their Survey and Valuation.

And having now received the Statement which Messrs. *Leverton* and *Chawner* have prepared, in pursuance of our directions, we beg leave to lay before your Lordships the Copy of the same hereto annexed.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

Appendix,



## Appendix, No. 23. (B.)

LETTER from Messrs. *Leverton* and *Chawner*, transmitted to the Lords Commissioners of the Treasury with the preceding REPORT.

MY LORD, AND GENTLEMEN,

IN obedience to your Directions to us of the 15th of February, to prepare and submit to you a Statement explaining what proportions of the several aggregate sums contained in our General Estimate, of the 1st of the same month, of carrying into execution the Plan of a proposed New Street of communication between Westminster and Marybone Park, received from the Board on the 7th December last, refer to the following parts of the Ground Plot of the proposed Street, respectively; viz.—

From the South end of Foley Gardens to Oxford Street;  
 From Oxford Street to Piccadilly;  
 From Piccadilly to the East end of Pall Mall;  
 From the East end of Pall Mall to St. Martin's Church; and the  
 Continuation of Charles Street, St. James's Square, into the Haymarket;

We have the honour to lay before you the Particulars thereof, which are as follow; viz.

From the South end of Foley Gardens to Oxford Street :				£
For the Fee of Freehold Premises	-	-	-	161,380
Compensations to Tenants on Do.	-	-	-	9,900
				£ 171,280
Creditor.—By Produce of the Materials on Do.	-	£11,680		
Refale of the Ground, frontage 967 feet	-	33,558		45,238
				£ 126,042

From Oxford Street to Piccadilly :				£
For the outstanding Interests in the parts belonging to the Crown	-			178,947
For the Fee of Freehold Premises	-	-	-	359,802
Compensations to Crown Tenants	-	-	£33,600	
Do. to Tenants on Freehold	-	-	45,600	79,200
				£ 617,949
Creditor.—By Produce of Materials on Crown Land	-	£33,940		
Do. Do. on Freehold	-	31,165		
Sale of Ground belonging to the Crown, frontage 2,708 feet	-	-	109,112	
Refale of the Freehold Ground, frontage 3,293 feet	-	-	109,560	283,777
				£ 334,172
Add the Value of the present Rents accruing to the Crown from the parts in Lease	-	-	28,368	
The Reversional Value of the same	-	-	79,277	
The Value of the parts in hand	-	-	960	108,605
				£ 442,777



No. 23. (B.)

From Piccadilly to the East end of Pall Mall :

For the outstanding Interests in the parts belonging to the Crown	£	191,278
For the Fee of Freehold Premises - - -		34,506
Compensations to Crown Tenants - - £28,200		
Do. to Tenants on Freehold - 3,150		
		<u>31,350</u>
	£	257,134
Creditor.—By Produce of Materials on Crown Land £38,023		
Do. Do. on Freehold - 4,410		
Sale of Ground belonging to the Crown, frontage 2,930 feet - - 130,080		
Refale of the Freehold Ground, frontage 200 feet - - - 7,500		
		<u>180,013</u>
	£	77,121
Add the Value of the present Rents accruing to the Crown for the parts in Lease - - £33,109		
The Reversional value of the same - - 65,053		
The Value of the parts in hand - - 23,216		
		<u>121,378</u>
No. 3. Cost - - £		<u>198,499</u>

From the East end of Pall Mall to St. Martin's Church :

For the outstanding Interests in the parts belonging to the Crown -	£	22,468
Compensations to Crown Tenants - - -		5,160
	£	<u>27,628</u>
Creditor.—By Produce of Materials on Crown Land - £9,550		
Sale of Ground belonging to the Crown, frontage 1,569 feet - - 52,735		
* Carried down - £62,285		
		<u>61,849</u>
Add the Value of the present Rents accruing to the Crown from the parts in Lease - - £219		
The Reversional value of the same - - 36,577		
The Value of the parts in hand - - 25,053		
		<u>89,477</u>
* Credit Account brought down - -		62,285
No. 4. Cost - £		<u>27,192</u>



The Continuation of Charles Street, St. James's Square, into the Haymarket:		No. 23. (B.)
For the outstanding Interests in the parts belonging to the Crown -	£	2,839
Compensations to Crown Tenants - - - -		1,440
	£	4,279
Creditor.—By Produce of Materials on Crown Land -	£980	
Sale of Ground belonging to the Crown, frontage 290 feet - -	11,780	
	* £12,760	
Add the Value of the present Rents accruing to the Crown from the parts in Lease - - -	£236	
The Reversional Value of the same - -	6,237	
The Value of the parts in hand - -	1,280	
		7,753
	£	12,032
No. 5.—Balance in favour of this part of the Plan - -		728
	* £	12,760

In answer to your Enquiry relating to the annual Value of the Ground per foot lineal, to be granted on Building Leases, we remark, that we appreciated it according to its depths, which vary considerably upon different parts of the lines; the average is 30s. 5d. per foot. It is to be observed, that in many parts of the Plan, the depth of the Ground Plots is insufficient for the reception of appropriate Buildings; other parts we have considered to bear a price of from 40s. to 60s. per foot.

Respecting the general Principles upon which we have calculated the Fee Simple of the Ground to be purchased; the Value of the outstanding Interests in the parts belonging to the Crown; and the amount of Compensation for loss of business, &c. respectively; we further state, that we have taken the Freehold Premises, Ground and Buildings, at 18 years purchase, upon the estimated Rental thereof, excepting the superior parts, which are at 20 years purchase. The outstanding Interests in the parts belonging to the Crown at £5 per Cent. Compound Interest, and the Compensations for loss of Business, &c. on the Freehold and Crown Property in Lease, we did not venture to appreciate at more than £130 per House, upon the average, being not quite equal to two years estimated rental of the Property. And we apprehend, this allowance will fall short of, rather than exceed, the actual Sum that will be requisite under this head of Expenditure.

Cost under the preceding Divisions:				
No. 1.	-	-	-	£126,042
No. 2.	-	-	-	442,777
No. 3.	-	-	-	198,499
No. 4.	-	-	-	27,192
				£794,510
No. 5 Credit	-	-	-	728

TOTAL, as per Report of the 1st February, - £793,782; the Expences, relating to the alteration of Sewers, Removal of Water Pipes, &c. &c. excepted.

Bedford Square,  
March 4th, 1813.

We have the honour to be,  
My Lord, and Gentlemen,  
Your most obedient Servants,  
  
Tho. Leverton.  
Tho. Chawner.

To Lord Glenbervie, and the other Commissioners  
of His Majesty's Woods, Forests and Land Revenues.



No. 24.

Appendix, No. 24.

TREASURY LETTER, directing the Statement of Messrs. *Leverton* and *Chawner*, relative to the proposed NEW STREET, to be laid before Mr. *Nash*, for his Observations thereon.

MY LORD, AND GENTLEMEN,

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Letter of the 15th instant, inclosing Statement of Messrs. *Leverton* and *Chawner*, relative to the proposed Street between Westminster and Marybone Park; I am commanded by my Lords to return the same to you, and to desire you will cause Copy thereof to be laid before Mr. *Nash*, directing him to report his Observations thereupon, for the information of this Board.

Treasury Chambers.  
23d March 1813.

Commissioners of Woods, &c. &c. &c.

I am, my Lord, and Gentlemen,  
Your most obedient Servant,

*R. Wharton.*

No. 25. (A.)

Appendix, No. 25. (A.)

REPORT of the Commissioners of His Majesty's Woods, &c. to the Lords of the Treasury, transmitting a Letter from Mr. *Nash*, containing his Observations on the Statement of Messrs. *Leverton* and *Chawner*, relative to the proposed NEW STREET.

MY LORDS,

Office of Woods, &c. 3d April 1813.

HAVING received Mr. *Wharton*'s Letter of the 23d ultimo, returning to us, by Command of your Lordships, our Report of the 15th of the same month, inclosing a Statement of Messrs. *Leverton* and *Chawner*, relative to the proposed Street between Westminster and Marybone Park, and desiring, that we would cause a Copy of that Statement to be laid before Mr. *Nash*, with directions to report his Observations thereupon, for the information of your Lordships Board; we transmitted a Copy of the said Statement to Mr. *Nash*, and having received from him, in reply, a Letter, under date the 31st March, we herewith submit a Copy thereof, for your Lordships information.

We are, my Lords,  
Your Lordships very humble Servants,

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

GLENBERVIE.  
W. D. ADAMS.  
HENRY DAWKINS.

No. 25. (B.)

Appendix, No. 25. (B.)

Mr. *NASH*'s LETTER, transmitted to the TREASURY, with the preceding REPORT.

To the Commissioners of His Majesty's Woods, Forests, and Land Revenues.

MY LORD, AND GENTLEMEN.

IN obedience to your Commands of the 23d instant, I have taken into consideration the Copy of a Statement of Messrs. *Leverton* and *Chawner*, relative to the proposed Street between Westminster and Mary-le-bone Park.

The Statement consists only of gross sums as purchase money, without any details by which it can be ascertained, whether more or less Property has been valued than necessary to purchase; nor is the amount of the rental stated. The only Observations I have the power of making, are on the principles of Valuation adopted.

The



The Principle of Valuation is totally different from mine; in which, it appears to me, they have altogether mistaken the object of the Crown; they have supposed the Crown to reserve no Estate in the Property; that they are to repurchase the outstanding Interests in their own Property, and the Fee of others, not belonging to the Crown, at exorbitant prices, then sacrifice the greater part of that Property to make a public Street, and sell the rest for what they can get, as if the whole and sole object of the Crown was to make a Street magnificent and convenient to the Public.

The main object of the Crown, I conceive to be, the Improvement of their own Estate, to augment and not diminish it, and not to sell any part of it; a magnificent and convenient Street for the Public will be the result, not the cause. The Crown Property in Mary-le-bone Park, in extent of ground, is greater than all their London Property besides; and to make it more productive, in proportion as it is more extensive, only requires the Street in question; time will do the rest; and Mary-le-bone Park one day become a very prominent feature in the list of Crown Revenue. To accomplish this purpose, however desirable, if the whole Street had passed through property not belonging to the Crown, it might become a nicer question, whether the object in view was commensurate with the expense, and whether the public convenience of the Street would justify the arrest of so much private freeholds; but it fortunately happens, that four parts out of five, of the property through which the Street will pass, belong to the Crown, and the greater part of the rest to the Duke of Portland, who will be as much benefited as the Crown itself; seeing that it leads into the very heart of his best property, Portland Place, to which there is, at present, no appropriate access. The Crown Property consists, principally, of old ruinous Houses laid out in narrow Streets, the greater part not worth repair, many of them in ruins, the Leases of which are continually falling in; independently, therefore, of considerations belonging to Marybone Park, it would be the interest of the Crown, instead of renewing the Leases of those old Houses, to take them down, form a better arrangement of wider Streets, and let the Ground on Building Leases. On these principles are my Valuations formed; without waiting the slow progress of Leases falling in, I have supposed the Crown Leases bought up; the old and ruinous Houses taken down; and a wide Street formed, susceptible of high Ground Rents, well secured, and with an immense reversionary Interest at the end of 61 years.

I have thought it right to set forth this difference in the principle of Messrs. Leverton and Chawner's Valuation and mine, before I proceed to make such Observations on the Valuation itself, as its undetailed construction will admit.

Messrs. Leverton and Chawner state, that "they have taken the Freehold Premises, Ground and Materials, at *twenty years* Purchase upon the *estimated* Rental thereof. The outstanding interests in the parts belonging to the Crown, at £5 per cent. compound interest." The impropriety of such a Valuation is manifest on the face of it. Buildings are every hour decaying, and require continual reparation; the person who shall buy a House on the *estimated* rent, and give for it *twenty years* purchase, will find the £5 per cent. Interest, which he should receive for his money, swallowed up in Repairs, and that he is without any Interest at all; on this account, when persons build Houses, they calculate on receiving a Rent of £8 per cent. knowing by experience, that Repairs, Loss of Rent, Insurance, Land-Tax, &c. will cost £3 per cent.; if this is the calculation on new Houses, what Interest should a man receive, who lays out his money in the purchase of Houses already worn out? which is the case with the greater part of the Houses to be purchased by the Crown. In valuing Houses by the number of years purchase, the solidity of the Building, and state of Repair, are the principal considerations. Building (rationally considered) is not, in its nature, Freehold; nothing is properly Freehold but the Ground, which, in valuing a House, should be separated from the Building; the Ground valued as Freehold, and the Building according to its stability and state of Repair. A new House, after 40 or 50 years, will require to have its roof, gutters, window frames, and many of the essential parts of the Building made entirely new. From the very beginning, the purchaser must encounter the expense of ordinary Repairs, and every five, six or seven years, the brick-work and roof must be pointed, and the House painted and white-washed; and yet Messrs. Leverton and Chawner have allowed the purchaser only £5 per cent. Interest for his money, as if no such charges would occur; and that too calculated on an *estimated* Rental, or, in other words, on what the Tenant ought to pay.

All calculators agree that a Builder, in order to realize £5 per cent. for his money, should receive a Rental of £8 per cent. on the capital expended, the present Value of which, in fee, would be  $12\frac{1}{2}$  years purchase; but for Houses nearly worn out (as the greater number of those to be purchased by the Crown are) the Rent to be reserved should be £10 per cent. on the purchase money, making the present Value of the fee 10 years purchase, instead of 18 and 20, stated by Messrs. Leverton and Chawner to be their Valuation. This consideration alone would reduce their Valuation of the Property to be purchased nearly one-half. They state the "Annual Value of the Ground to be let for building, at an average of 30s. 5d. per foot." Now the least valuable part of the Street will be North of Oxford Road, from the back of the proposed Circus there, to Foley Garden, because it will not be suited for Shops, but must be



No. 25. (B.)

let for private Houses; and yet the Valuation of the Street from Portland Place, through Foley Garden, was made by three of the most eminent and experienced Architects at Two Guineas per foot, at which Rate I bought the Freehold, for the sole purpose of making so much of the proposed Street, and have already refold a considerable part at that rate.

The Street from Oxford Road to Piccadilly will run parallel with Bond Street; will be more frequented, because it will afford a better, handsomer, and nearer communication with the Houses of Parliament, the Public Offices at Westminster, the Opera House, and the Theatres, and be less interrupted on account of its great breadth; and the ground in Bond Street lets for building at from Three to Four Guineas per foot; from Piccadilly to Carlton House, the Ground is still more valuable. If these facts are admitted as demonstrable of the value of the Ground, it is evident Messrs. Leverton and Chawner at the same time that, on the one hand, they estimate the Property to be bought by the Crown at nearly twice as much as it is worth, they value the Property, which the Crown would have to sell, at less than half its value.

It does not appear by the Statement of those Gentlemen, what Houses are comprehended in the Valuation of the Property to be purchased; but by the number of feet of frontage on the New Street stated, it would appear, that the Houses for the widening of Jermyn-street, and continuation of it into the Haymarket are included, which makes no part of the New Street; and that the Houses on the East side of Sherrard-street, and West side of Market-street are also included; which Houses, being exactly in a line with the New Street, need not be taken down, but for the purpose of building better Houses, which the Proprietors of them would find it their interest to do, without any other incitement

“The compensations for Loss of Business,” they say, “they *appreciate* at £130 per House;” they also add, “being not quite equal to two years estimated Rental of the Property.” It is a novel and extraordinary method, to ascertain the Good-will of a Business by the Rent of the House. Very lately, a vinegar-maker was paid £34,000 good-will, for having his Premises taken from him, the Rent of which was only £150. per annum. In the New Street, some of the Compensations would be valued as high as £1,600, others as low as £50; and there are many Houses to which no good-will at all would attach. It is not very easy to conceive what is meant by the Statement, that the good-will is not quite equal to two years estimated Rental; one can hardly conceive, that the Rents of the Houses, like the good-will, have been averaged, and yet it must have that meaning, or is an odd and useless observation.

In valuing the Crown Property, the Rents reserved by the Crown are valued at £61,932, the Premises out of Lease at £50,509, making together £112,441; the outstanding interests, calculated on an estimated Rental, are valued at £395,532. When those interests shall have been bought up, the fee of the whole existing Rents, as paid by the Tenants, would belong to the Crown; and the Crown might pull down the Houses, and let the Ground for building as proposed, or they might let the Houses at Rack Rents, as their Statement supposes; for the value is formed on the Rental paid by the Tenants, and it cannot be supposed, that the Rental would increase by re-letting; on the contrary, the probability is, that as they grow older, they would let for less money; and yet a farther reversionary Interest is supposed and calculated at £187,144.

I cannot refrain from referring you to the Report of Messrs. Leverton and Chawner, on the subject of a Street, which they themselves proposed and advised to be made from Charing Cross to Oxford Road, wherein they state the purchases required as amounting to £290,000, but deducting from that Sum the value of the areas to be let for building, and the old materials, the actual cost would not exceed £54,000. Very little of the Street proposed by them would have passed through Crown Property, but the fee of the greater part must have been purchased. The Street which they now value from Charing Cross to Oxford Road, except a very small part, passes entirely through Crown Property, a considerable part of which is in hand; and yet they value the property to be purchased at £1,206,575, and the actual cost, after deducting the areas to be let for building, and the old Materials, at £667,740.

I have the honour to be,  
My Lord, and Gentlemen,  
Your most obedient Servant,

Dover Street,  
March 31st, 1813

John Nash.



## Appendix, No. 26.

No. 26.

TREASURY LETTER, transmitting to the Commissioners of His Majesty's Woods, &c. Copy Treasury Minute of 15th April 1813, directing the Preparation of a Bill to be submitted to Parliament, for authorizing the Formation of the proposed NEW STREET from PALL MALL to PORTLAND PLACE.

MY LORD, AND GENTLEMEN,

I HAVE it in Command, from the Lords Commissioners of His Majesty's Treasury, to transmit for your information and guidance, the accompanying Copy of their Lordships Minute of the 15th instant, upon the various Reports and Documents relating to the proposed New Street from Portland Place to Pall Mall.

I am, my Lord, and Gentlemen,

Treasury Chambers,  
21st April 1813.

Your obedient Servant,

*R. Wharton.*

TREASURY MINUTE of 15th April 1813, transmitted to the Commissioners of His Majesty's Woods, &c. with the preceding Letter.

READ Report of the Commissioners of Woods, dated the 8th ultimo, wherein they refer to their Lordships Letter of the 9th November last, directing them to ascertain the utmost amount of charge to arise in the purchase of Sites, &c. with a view to carrying into execution Mr. Nash's Plan of the proposed New Street of communication between Pall Mall and Portland Place, by checking the calculations of Mr. Nash with those of other Surveyors; and transmitting a Report, with three Plans and Estimates, from Mr. Nash; also, Estimates from Messrs. Leverton and Chawner, made in consequence of those instructions; together with their Observations and Opinion on those different Statements: They also transmit Copies of a Correspondence, which has been carried on between Mr. Nash and Sir Theophilus Metcalfe, Chairman of the Globe Insurance Company, relative to an advance of Money, to be made by that Company, for carrying the proposed Plan of the New Street into execution.

Read also Letter from Mr. Nash of the 3d instant (transmitted from the Commissioners of Woods) enclosing a Plan for remedying the difficulty in the neighbourhood of Cavendish Square, which occurred in the original Plan, by avoiding the Houses in that Square.

Read also a Letter from the Commissioners of Woods, &c. dated the 3d instant, enclosing a Report from Mr. Nash, in answer to the Statement of Messrs. Leverton and Chawner, which was transmitted to him by their Lordships directions, for his Observations thereon.

It appears to my Lords, that the Remarks of Mr. Nash, on the Observations submitted by Messrs. Leverton and Chawner, are such as very much to invalidate the authority which would otherwise have attached to them; inasmuch as it is quite evident, that the price of the Premises to be purchased cannot amount to so large a sum, by near one half, as it is estimated at by the latter Gentlemen; and at the same time, there is good cause to expect, that the Ground Rents reserved on the new Leases will approach nearer to the calculation of Mr. Nash, than to that of Messrs. Leverton and Chawner. To this consideration is to be added, the remarkable variance between the sums estimated by those Architects as the probable ultimate loss to the Public in carrying a line of Street through Property, for the most part Freehold, and that which, according to them, would be sustained by adopting the Plan of Mr. Nash, which embraces a much smaller number of Freehold Sites in the same extent of Street.

Upon the whole, my Lords cannot bring themselves to concur in the view which Messrs. Leverton and Chawner take of this subject; but on the contrary, think themselves so fully justified in sanctioning the measure, as recommended by Mr. Nash, under the approbation of the Commissioners of Woods, &c. that they are pleased to direct the said Commissioners to cause a Bill to be prepared for carrying it into effect with the least possible delay, in order that the same may be submitted to Parliament immediately after the recess. With respect to the line itself to be adopted, my Lords prefer that marked as No. 2. in Mr. Nash's book of Valuations, modified by his subsequent suggestion, as shewn by the Plan accompanying his Letter of the 3d instant, to his two other Plans, and to those of Mr. Thompson and Mr. Rhodes; but my Lords are of opinion, that such Plan may be still further modified very advantageously, both with respect to expence, and as to effect, by carrying the straight line further to the North, and fixing the curve in such a situation as wholly to avoid Earl St. Vincent's premises. By this alteration, the straight vista down to Portland Place will be shortened, and all cost connected with the purchase of his Lordship's property avoided. And my



No. 26.

my Lords are also of opinion, that the broad space, in front of Carlton House, may be conveniently shortened, and a better proportion obtained by contracting the width, and beginning the Street fifty or sixty feet South of Charles Street, instead of carrying the greater breadth as high as the North side thereof; and they are pleased to direct, that in finally arranging the measure, the said Commissioners do keep the said last-mentioned alterations in view.

With regard to the mode of supplying a fund adequate to the Purchase of all Freeholds, and outstanding terms in the line, my Lords entirely approve of the treaty negotiated by the said Commissioners with Sir T. Metcalfe; and my Lords desire they will come to a distinct agreement with the Globe Insurance Company on the subject, taking care that if that Company should decline engaging for the advance of any sum which may be wanted beyond £300,000, to keep in reserve some bonus, by way of inducement to any other Insurance Company which may be disposed to supply such possible deficiency. My Lords, however, are by no means inclined to apprehend that the total expence will actually exceed the Estimate of Mr. Nash; on the contrary, they think, for the reasons urged by that Gentleman, that the immediate outlay may be likely to fall much within his calculation. But in order to obviate any chance of a demand on the Public, my Lords think it right to secure, provisionally, any advance that may, even by the most remote possibility, be wanted.

Upon this occasion, my Lords think it right to call the attention of the said Commissioners to the iron gates in Portland Place; and to suggest, for their consideration in any discussion which may be necessary with his Grace the Duke of Portland, whether such gates ought wholly to be removed, for the free passage of all sorts of carriages, or whether the same should be retained for the exclusion of heavy drafts, and of hackney coaches and chaises: but be this as it may, my Lords think it of great importance, that a conclusive arrangement should be made on this subject with his Grace before the Bill in question is introduced, or at any rate before any essential progress is made towards passing the same into a law.

My Lords are of opinion, that the objections of the Parish of St. James, so far as the same relate to the Poor Rates, are wholly untenable, inasmuch as it is obvious that the value of the property to be rated will be increased, and the burthensome population reduced, by the measure proposed. If any weight is to be attached to the representations of persons interested in property near the line, but not in it, so as to induce the Crown to refrain from improving its property in this mode, the same motive should have operated against every Improvement, against every new Street; and would, if relied upon, have prevented, not only the augmented accommodation, but even the extension of the Metropolis, which views of private interest have led individuals to effect at various periods.

My Lords, therefore, see no reasonable objection to the Plan, except that it does affect the Estates and Interests of many persons; but as this is the case, particularly in the Dock Bills, which have proved so beneficial in their effects, my Lords do not think, that such an objection ought to impede the Improvement of Crown Property, any more than it has impeded the progress of improvement in other cases.

Transmit Copy of this Minute to the Commissioners of Woods, for their information and guidance.

No. 27.

## Appendix, No. 27.

The FIRST ANNUAL REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, to the Lords Commissioners of the Treasury, stating the Progress made in the execution of the NEW STREET ACT. (53 Geo. III. cap. 121.)

MY LORDS,

The New Street Office, 30th June 1814.

BY the 53d Section of the Act passed in the last Session of Parliament (cap. 121. for making a more convenient Communication from Mary-le-bone Park to Charing Cross, &c. and for making a more convenient Sewage for the same; it is Enacted,

“ That the Commissioners for executing the said Act shall, on or before the first day  
 “ of July in every year, make a Report, in writing, to the Lord High Treasurer, or  
 “ the Commissioners for executing the said Office of Lord High Treasurer, of the  
 “ Progress made in the repairing, altering, pulling down, and rebuilding of any  
 “ Houses, Buildings, and Places, or in the laying out any vacant Ground, or the  
 “ forming or making any other Improvements under or by virtue of the said Act;  
 “ together with such Observations and Suggestions for the better effecting the pur-  
 “ poses of the said Act, as the said Commissioners for executing the same shall  
 “ from time to time think requisite and necessary.”



In proceeding to execute a work of this magnitude, the various preliminary steps which it became necessary to take, and the difficulties which have occurred in our endeavours to avail ourselves of the powers vested in us by the 44th Section of the said Act, to borrow Money for the Purposes thereof, have hitherto prevented any material progress being made in the matters on which we are specially required to report to your Lordships.

One of the first steps taken by us after the passing of the said Act, was, to apply to the Globe Insurance Company, to bring to a conclusion a Treaty which, as your Lordships know, had been for some time pending with them, when, after various communications with their Chairman, we received from him a Resolution of the Directors, by which he was authorized to treat with us for a Loan of £3 per cent. Stock, instead of Money, which had been first agreed to. This proposition was by your Lordships conceived to be so much at variance with what had been originally proposed, and so inadmissible, that you considered the Treaty with that Company as at an end, and signified to us, that you would adopt other measures for supplying the sums which may be requisite in carrying the New Street Act into effect.

Treasury Min.  
10 Dec. 1813.

Soon after the termination of the said Treaty with the Globe Insurance Company, there was transmitted to us, by your Lordships orders, a Correspondence which had taken place between your Board and the Governor and Secretary of the Royal Exchange Assurance Company, from which it appeared, that that Company would be ready to advance the sum of £300,000. for the purposes of the New Street, provided they should approve of the Security to be offered to them for the same; but, on inspecting that Company's Charter, it was found to contain a Clause by which they were prohibited from advancing or lending to His Majesty, His Heirs or Successors, any Sum or Sums of Money, by way of Loan or anticipation, on any part of the Revenues then belonging or thereafter to belong to His Majesty, His Heirs or Successors, other than such Fund or part of the said Revenues only on which a credit of Loan was or should be granted by Parliament; and it was doubted, whether the Company were not precluded by such Clause from making any such Advance or Loan upon the Securities provided by the New Street Act. In consequence of this doubt, a case having been prepared and laid before their Counsel, they gave it as their opinion, that it was not within the meaning of their Charter for the Company to advance Money on those Securities. A Clause, however, was, under your Lordships authority, submitted to Parliament, and inserted in the Act recently passed relating to the Land Revenue of the Crown; by which Clause, any Person or Persons, Bodies Politic or Corporate, or Companies (except the Bank of England, the South Sea Company, and the East India Company) are enabled to advance Monies, under the New Street Act, for the purposes thereof; any provisions contained in the Statutes of Mortmain, or in any other Statute, Charter, Bye-law, or Ordinance to the contrary notwithstanding.

54 Geo. III.  
cap. 70.  
Sec. 29.

The Act last above referred to, in addition to the powers thereby given for raising Money upon the credit of the Land Revenue of the Crown, provides, that certain Sums of Money now vested in £193,148. 10. 8. Three per Cent. Consolidated Bank Annuities, and £55,347. 19. 4. Three per Cent. Reduced Annuities, now standing in the Name of the Lord High Treasurer, or in the Names of the Commissioners of the Treasury, may be applied towards carrying into execution the Provisions of the Act of last Session, together with all balances of Rents due, or to become due, to His Majesty, on the periodical making up of the Accounts of the Receivers of the Land Revenues, and the monies arising from Fines on renewals of Leases, Sales of Fee-farm Rents, or Sales, Enfranchisements, or Equality of Exchange of any Manors, Messuages, Lands, Tenements, Rights, or Hereditaments of or belonging to His Majesty, and authorized to be sold, enfranchised, or exchanged by any existing Statute relating to the Land Revenues of the Crown.

Sec. I.

Sec. III.

From these several sources we shall have no difficulty in procuring Funds sufficient to defray the expence of the various purchases to be made; and, we trust, that we shall now be enabled to proceed, with effect, in the various measures which have hitherto been delayed from the causes above mentioned.

In order to enable us to judge what would be the most advisable course to be adopted in making those Purchases, and how far it would be necessary or expedient strictly to adhere to the lines delineated on the Plan referred to by the first-mentioned Act, or to deviate therefrom in part, or in the whole, to the extent thereby authorized, and what steps it would be generally fit to take, with the view of carrying the several Provisions thereof into execution, with as much expedition and economy as their nature and extent would admit, we gave Instructions to Mr. Nash to consider maturely the said Act and Plan, and the powers of deviation from the lines marked thereon, and to report any Case in which he would propose such deviation, with the reasons of greater convenience, economy, or ornament, which might induce him to suggest the same; to describe the exact lines which he should think, in all respects, most advantageous; and generally to state his opinion upon the several matters above mentioned.



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Having received Mr. Nash's Report, we transmitted a Copy of it to your Lordships in our Letter of 11th of November last, and were afterwards acquainted by Mr. Harrison's Letter of the 11th of May last, that you were pleased to authorize us to proceed in ascertaining the Compensations to be paid to Persons whose Property would be required for the purposes of the Act, in the following manner:—

I.—After giving Notice to the Parties of our determination to purchase their Interests, to propose that the Price or Compensation to be paid to them should be referred to the arbitration of two Persons mutually named, with liberty, if they should differ in opinion, to choose an Umpire, whose decision should be conclusive as to the Value of the Property.

II.—In cases where the Parties should decline submitting to such arbitration, to offer them a Price computed according to Mr. Nash's Valuation.

III.—If that should not be agreed to, to call upon them for a Statement of their Title to, or Interest in the Premises, and (as authorized by the 22d sec. of the Act) to proceed to have the Price ascertained by the decision of a Jury.

This mode of proceeding having thus received your Lordships sanction, we have now to state the Progress we have since made in pursuance of your authority.

By the Minute of your Lordships Board of the 30th of November last, and transmitted to us by Mr. Wharton's Letter of the 15th of the following month, your Lordships decided, that the Houses West of St. Alban's-street should be taken down as early as possible, and the whole Plan contiguous to Carlton House put in progress; and having since received from Mr. Nash, and transmitted to your Lordships, with our letter of the 26th of April last, a list of the Houses which he considered it necessary to obtain possession of for the purpose of carrying that part of the Plan into effect, we have, under the authority of your Warrant, dated the 18th of May, caused notices of our intention to purchase their respective Interests to be given to the several Proprietors, Lessees, Sub-Lessees, Tenants, and Occupiers of the Houses and Buildings comprized in that list; and those notices having been accompanied by proposals to refer the Value of such Interests to arbitration, several of them have already assented to that mode of settlement, and we have reason to believe that their example will very speedily be followed by many of their neighbours.

After a very protracted negotiation with Mr. Holloway, we have at length arranged the terms for a new Lease to be granted to him of the Opera House, and for completing the same, and continuing Charles Street into the Haymarket, according to the Plans which have been sanctioned by your Lordships; and having given him possession of the houses at the East end of Pall Mall, he has, according to his Agreement, taken down and cleared away nearly all the materials thereof, and has engaged to proceed, forthwith, in executing that long expected and important improvement.

To enable him to do so, we have, under the provisions of the New Street Act, caused the necessary notices to be given to the Lessees and Occupiers of the old houses in Market Lane, intended to be included in the Lease to Mr. Holloway, of our intention to purchase their Interests therein, as authorized by your Lordships Warrant of the 25th of March last; and we shall take such farther steps, forthwith, as may be necessary towards putting Mr. Holloway in possession of the sites of those houses at the earliest period possible.

We have also given directions for advertizing and selling, by Auction, the materials of the old Buildings north of the Opera House, the Crown Lease whereof expired at Lady-day last, and which must be taken down in order to form the proposed continuation of Charles Street.

Your determination to purchase Lord Galloway's Interest in the House lately occupied by him, in Charles Street, St. James's Square, having been communicated to us, we have caused his Lordship to be made acquainted therewith; and he has been requested to furnish our Solicitor with an Abstract of his Title, and such other information as may be necessary for completing that business.

We also, in pursuance of the directions contained in your said Minute of the 30th of November last, entered into a Treaty with Mr. Nash for the purchase of the Ground belonging to him in Foley Garden, the price to be paid for which Mr. Nash had consented should be settled by Mr. Cockerell, who has reported the same to be worth the sum of £10,184. And we have given directions to our Solicitor to investigate Mr. Nash's title to the Premises, and to take measures for completing that purchase.

Under the authority of a Warrant of your Lordships, dated the 18th of May last, we have agreed with Lord Somers for the purchase of the Fee Simple of the four Houses in Edward Street and Margaret Street, described in the list transmitted to your Lordships with our Report of the 26th of April, and annexed to the said Warrant, subject to the existing Leases thereof respectively, for a period of which 57 years are unexpired, for the price of £800, according to the award of Mr. Nash and Mr. Price (a person appointed by Lord Somers), and directions have been given to our Solicitor to have this purchase completed.

A Treaty



A Treaty has been opened with the Duke of Portland, for acquiring the Property belonging to his Grace, in the line of the new Street, between Oxford Street and Foley Garden, under the authority of the last mentioned Warrant; but his Grace has declined giving his consent, for the present, to settle, by Arbitration, the Amount of the compensation to be made to him. He has, however, authorized his Surveyor to meet Mr. Nash, and endeavour to make such arrangements as shall be thought satisfactory by both Parties.

The Conveyance of the two Freehold Houses in Oxford Street, purchased at a public auction on the 23d of March last, and of which purchase your Lordships sanction was communicated to us by Mr. Harrison's Letter of the 23d of April following, has been prepared, and we expect, in the course of a few days, to be called upon to complete that purchase.

We have received, and had under our consideration, a very considerable number of applications from persons desirous of taking Building Sites in the line of the intended new improvements.

That of Mr. Charles Beazley, who had proposed to take the whole of the Ground on the East side of the South Mews, was communicated to your Lordships with our Report dated 24th of March last, and is now depending for your decision thereon, together with Mr. Nash's Plan for the new Mews, to which that part of the Establishment of the Master of the Horse now occupying the Ground which Mr. Beazley wishes to take, must be removed, before he can be put in possession of that ground.

We have negotiations depending with Lord Caledon for the Site of a very considerable Mansion, which his Lordship has it in contemplation to erect in the new Street, on the West side of Saint Alban's Street, and North of Charles Street;—with his Grace the Duke of Norfolk, for Ground corresponding in extent to the frontage of his Grace's residence in Saint James's Square, and lying immediately behind that house;—with Mr. Farlar, for the Sites of eight Houses, at the proposed crossing of Oxford Street;—and with various other persons for Sites of single houses in different parts of the line which has been now adopted. In proportion as we shall complete these negotiations, it is our intention to give Notices to the present Lessees and Occupiers of the Ground thus under negotiation, in order that the parties, who are to become the new Lessees thereof, may be put in possession as soon as possible.

The only new measure which we have, at present, to mention to your Lordships, "for the better effecting the purposes of the New Street Act," is that of vesting in this Board powers for paving the Streets, &c. to be formed and made under the authority of that Act, analogous to those vested in the Commissioners under the Mary-le-bone Park Paving Act. The expediency of this measure was already submitted to your Lordships in our Letter of the 17th of February last; and by Mr. Harrison's Letter of the 12th of March following, your concurrence therein signified to us, together with your directions to prepare the Draft of the necessary Clause for effecting the same, to be proposed to Parliament, for insertion in the Bill relating to the Land Revenue, then depending. In pursuance of which, we directed our Solicitor to prepare the Draft of such a Clause, with a view to its being added to the Bill; but the measure not having been determined on in sufficient time to give the notices in such cases required by the standing orders of the House of Commons, the farther proceedings therein have been necessarily postponed till the next Session of Parliament.

53 Geo. III.  
cap. 62.

We are, my Lords,  
Your Lordships very humble Servants,

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

GLENBERVIE.  
W. D. ADAMS.  
HENRY DAWKINS.

### Appendix, No. 28.

No. 28.

The SECOND ANNUAL REPORT of the Commissioners of His Majesty's Woods, Forests, and Land Revenues to the Lords Commissioners of the Treasury, stating the progress made in the execution of the NEW STREET ACT.—53 Geo. III. c. 121.)

MY LORDS,

The New Street Office, 30th June 1815.

IN pursuance of the Provision contained in the 53d Section of the Act 53 Geo. III. cap. 121. for making a more convenient Communication from Mary-le-bone Park to Charing Cross, &c. and a more convenient Sewage for the same, we proceed to lay before your Lordships our Second Annual Report of the progress made in the execution of the said Act, and which Report must necessarily consist of a recapitulation of various matters which have either been directly represented to your Lordships, or incidentally brought under your consideration in the communications which we have had occasion to make to you since the date of our First Annual Report, (30th June 1814.)

In



No. 28.

54 Geo. III.  
cap. 70.

In that Report, we stated the difficulties we had met with in endeavouring to avail ourselves of the powers to raise Money for the purposes of this undertaking, given by the Act of the 53d of the King, (cap. 121.) and the removal of those difficulties by the additional powers contained in the Act which received the Royal Assent on the 17th of June 1814.

Soon after the passing of the last-mentioned Act, we concluded the negotiation which had been pending with the Royal Exchange Assurance Company for a Loan of £300,000, to be charged upon the Land Revenues of the Crown under the 28th Section of the said Act; and the sum of £140,000, on account of this Loan, was paid into the Bank of England to "The New Street Account," on the 1st of September following: a Certificate of Contract having previously been executed by us, under the authority of a Warrant from your Lordships, dated the 17th of August 1814. Of the said sum of £140,000, the sum of £120,000 was, by your Lordships authority, signified by Mr. Lushington's Letter of 22d November 1814, invested in the purchase of Exchequer Bills, to be sold from time to time, as occasion should require.

In pursuance of the 6th Sect. of the said Act, the sums of £151,672. 5. 4. and £36,390. 13. 5. Three per Cent. Consolidated Bank Annuities, and £56,347. 19. 4. Three per Cent. Reduced Bank Annuities, then standing in the names of the Lord High Treasurer of England, and the Commissioners of His Majesty's Treasury respectively, in the Books of the Governor and Company of the Bank of England, have been, under your Lordships authority, transferred to us for the purposes of the New Street Act, and the Interest and Dividends arising therefrom, amounting to £4,115. 7. 11. have been since received and applied by us in aid of "The New Street Fund," leaving the Principal untouched until the purchases shall be so far completed, and our other resources so exhausted, as to render the Sale of this Stock necessary.

54 Geo. III.  
cap. 70.

There have been farther received, and paid into the Bank to the same Account, and under the authority of the same Act, for a Fine on the renewal of a Crown Lease, £417; on the sale of old materials, £1,050; and the sum of £85,135. 5. 9. being the amount of the money paid for the purchase, by His Royal Highness the Duke of York, of certain Manors, Messuages, &c. in Byfleet, Weybridge, &c. in the County of Surrey, by virtue of the Act 44 Geo. III. cap. 25. including interest on the amount of the purchase money agreed upon up to the day of payment, as directed by your Lordships Warrant of the 24th of August last. These several sums, together with £30,000 received of Messrs. Manning and Anderdon, under the authority of a Letter from your Lordships, dated the 23d of April 1814, and the sum of £773. 11. 8. profit arising on the purchase and sale of Exchequer Bills, make in the whole, the sum of £261,491. 5. 4. received by us, and carried to the credit of "The New Street Account," at the Bank, up to the date of this Report.

Having thus procured funds for making the purchases more immediately required, and made arrangements to the farther extent before mentioned, we signified to Mr. Nash, that it was our intention to recommend to your Lordships, that we should be authorized, in the first instance, to purchase the Fee of all the Property necessary to be acquired in the line of the Street, and afterwards to purchase the various sub-interests, in proportion as the Plan could be advantageously proceeded on; and with this view, we desired him to make out and transmit to us a detailed Report and Plan of all the Houses and Buildings between Pall Mall and Oxford Street which it would be necessary to purchase in order to form that part of the Street (he having previously furnished a similar Plan of the part between Oxford Street and Portland Place), according to the line sanctioned by your Lordships Minute of the 30th of November 1813; and having received such Plan, accompanied by a list of the proprietors of the Freehold Property therein described, we transmitted the same to your Lordships on the 22d of November, and submitted our opinion, that we should be authorized by your Warrant to give notice, in the manner required by the New Street Act, to the several Freeholders, Leaseholders, Occupiers, and others interested in the property, of our intention to purchase their respective interests, and to treat and agree for the same; and we farther signified, that we would propose to proceed only, in the first instance, in acquiring the fee simple of all such property as was not previously vested in the Crown, and to avail ourselves afterwards of such favourable opportunities as might from time to time occur, for purchasing the various sub-interests, our view in these suggestions having been to put a stop to the granting of extended Leases in any part of the line, and the consequent increase of the compensations for good-will; a consideration, the value of which it has been found the most difficult to ascertain, and which, experience shews, is the most expensive and most likely to exceed the estimate for this undertaking; and to enable us to judge, how far such of the sub-interests as were within a few years of their expiration might be suffered to run out, by which means those compensations would be saved, and the rents receivable in the intermediate time would be applicable to the general purposes of the Act.

By your Lordships Warrant of the 9th of December 1814, the measures recommended in that Report were authorized to be adopted; and in pursuance thereof, we proceeded to give the requisite notices of our intention to purchase all the Freehold Property comprized in the Plans before mentioned, as well as the Interests of the immediate Lessees under the Crown, of that part of which the Freehold belonged to the Crown.

According



According to those Plans, the whole number of houses required to be taken down appear to be 741, of which the Fee of 386 belonged to the Crown previously to the passing of the Act, and 355 to different other proprietors. Of those which belonged to the Crown, 340 were held on Lease for periods of greater or less duration, of which 47 have been purchased.

Of the Interests of Sub-Lessees or Occupiers, 35 have been purchased, and 46 having been occupied by Tenants at Will, we are now in possession of 81 Houses in that part of the line of the New Street which will pass through the Estate of the Crown; leaving to be purchased the Interests of original Lessees, Sub-Lessees, or occupiers in 293 of those Houses, and of Sub-Lessees or Occupiers only in 305 Houses.

Of the 355 Freehold Houses belonging to private Proprietors, or to the Corporation of the City of London, we have purchased or agreed to purchase the Fee of 41, and the Interests of Lessees, Sub-Lessees, or Occupiers in 15.—314 Freehold Houses and other Buildings still remain to be purchased, and the various Interests of Lessees, Sub-Lessees, and Occupiers in 340.

Though these are the only purchases at present actually agreed upon, yet the Treaty with the Duke of Portland, for the purchase of his Grace's Freehold Interest in upwards of 100 Houses and other Buildings, is so far advanced, that we have reason to believe it will be concluded in the course of a few days; and there are several other negotiations for purchases, both of Freehold and Leasehold Interests, in such a state of forwardness, as to render it probable that they will very speedily be agreed upon.

In the course of our proceedings, two proposals were made to us by Lessees of the Crown, possessing Interests in Houses required to be pulled down; that they should surrender those Interests, and instead of being paid for the same in money, that they should accept new Leases of other Property in the line of the New Street, on conditions to be settled between the parties.

The first, from Colonel Stanley, was, that instead of his House in Pall Mall, a Lease for the same period as remained unexpired of that House, and on the same terms, should be granted to him of a House to be built at the expence of the Crown, as near as possible to the South end of Portland Place; that, on removing to such new house, which he did not wish in any respect to be superior to the former, he would give up possession of his house in Pall Mall without any further remuneration.

The Proposal having been sanctioned by your Lordships, a House for the residence of Colonel Stanley has under your Lordships authority been erected in the situation desired by him, and according to a Plan and Estimate prepared by Mr. Nash, amounting to £4,590; and Colonel Stanley having taken possession thereof, and given up his former house, which has since been pulled down, will be entitled to a Lease for a term of years to expire on the 5th of April 1834, at his former Ground Rent, viz. £12. 10. On the expiration of that Lease, the house will become the property of the Crown, and according to the present value of property of that description, would probably let for £400 per annum.

Though this proposal must be considered as having been extremely fair, and even liberal, on the part of Colonel Stanley, yet we should not in future, in cases like his, where a mere removal from one private residence to another is required, think it adviseable, either with reference to the state of the funds applicable to the purposes of the New Street, or on more general grounds, to recommend that new buildings should be erected at the expence of Government.

In some cases, where a great part of the compensation demanded consists in "good-will" for the loss of trade, or business, and when the parties have not the means of rebuilding, but would be willing to pay a ground and building rent, calculated according to the fair value of the site, and a per-centage on the expenditure equal to what is required by builders, and to forego their claims for "good-will," it may be a measure of obvious economy to rebuild at the expence of the Crown; but if we shall have occasion to submit any cases of this sort to your Lordships consideration, we will not recommend them, except under contracts and security that the original estimate shall on no account be exceeded.

The other case of a surrender and new lease to which we have referred, is of a different nature.

Mr. William Tyler, who had a few years ago erected two new houses on part of the estate of the Crown in Piccadilly, which he held for a term of which 55 years were unexpired in April last, and had let the same for rents amounting to £322. 10. proposed to surrender the Crown Lease of those houses, and to accept, in lieu thereof, a building lease of the ground on the north side of the continuation of Charles Street into the Haymarket, allowing the value of the houses in Piccadilly to be sunk by way of fine in reduction of the rent put upon the Premises in Charles Street. As the adoption of this plan saved the necessity of an immediate advance of a considerable sum which would have been required for the purchase of the houses in Piccadilly, and forwarded a part of the general improvement, we had no hesitation in recommending it to your Lordships; and having received your approbation thereof, measures have been taken towards completing the necessary surrender and new lease.



No. 28.

As far as we have hitherto proceeded, the negotiations for purchases have been concluded amicably, either by the professional persons, mutually named, agreeing as to the value of the property purchased, or by reference to an umpire, according to the plan mentioned in our First Annual Report, and sanctioned by your Lordships.

In the course of these negotiations we have, in general, found the opinions and estimates of Mr. Nash, so far as they related to the mere value of *houses, buildings, and ground*, confirmed by the judgment of other professional persons of great experience and respectability; but in the compensations demanded, and in the sums awarded, for “good-will,” as well as for compulsory removals from private dwellings, Mr. Nash’s estimates have, in many cases, been very much exceeded.

It is, however, right to observe, that the purchases hitherto made have been, for the most part, confined to Pall Mall, St. Alban’s Street, and Piccadilly, where (with the exception of the few houses to be purchased in Oxford Street) compensations of the nature above referred to were expected to have attached more heavily than in any other part of the line.

The only sites actually let, or agreed to be let, for new building, are those of a house in Foley Garden, adjoining to the house built for Colonel Stanley; of the whole of the ground on the north side of the continuation of Charles Street to the Haymarket; and of 437 feet in Pall Mall and Charles Street, and in the quadrangle opposite to Carlton House.

In these several cases the rents were fixed according to the previous estimate of Mr. Nash, and at rates equal to those which were put upon the sites in question in his original report.

There are various applications now depending from persons desirous of taking other sites, several of whom, we have reason to believe, will be ready to agree to the terms required, as soon as the ground can be cleared for the commencement of their operations.

The proposal of Mr. Charles Beazley for taking ground on the East side of the South Mews at Charing Cross, referred to in our First Annual Report, is still depending before your Lordships; no general decision having been come to with respect to that part of the projected improvement.

In the cases of the respective applications of the Earl of Caledon and Mr. Farlar, also mentioned in that Report, terms, founded on Valuations and Plans prepared by Mr. Nash, have been proposed by us to those Parties. From Lord Caledon no answer has been received, but we have reason to believe that it is his Lordship’s intention to decline accepting those terms. As to Mr. Farlar, it did not appear to us, after a very protracted discussion, both personally and by letter, that he was at all likely to carry into execution the building scheme to which his proposal referred, and therefore that negotiation may be considered at an end.

Some time since we received a Letter from Mr. William Young Knight, residing in Great Marlborough Street, enclosing a Copy of Resolutions entered into at a meeting of several of the Inhabitants of that Street, Argyll Street, and the Streets adjacent, which represented the utility, public and private, of an opening into the intended New Street from the lower end of Argyll Street, in the line of Great Marlborough Street; and stating, with reference to the powers vested in us by the 17th Section of the New Street Act, that the inhabitants of the above mentioned neighbourhood entertained a well-grounded hope that we would, on consideration of the matter, be disposed to give every facility to the improvement in question, and afford them assistance towards carrying it into execution.

In reply to this communication we acquainted the Parties, that we would recommend to your Lordships that every facility should be given towards effecting the objects of the Meeting; but that as it did not seem to us that the Property in the line of the New Street would derive any additional value in consequence of the proposed communication, we conceived that no part of the expence could be reasonably expected to be borne by the Crown; but that, on the contrary, His Majesty would be entitled to be paid for so much of the frontage of the New Street as would be sacrificed by the proposed measure, and for every other expence which might be incurred in exercising, for the accommodation of the parties concerned, the powers of the New Street Act before referred to.

We understand that farther proceedings on this proposal depend upon the encouragement and support the parties may receive from the Owner of the Property on the West side of Argyle Street, to whom they have applied, but have not yet been made acquainted with his determination.

By the 79th Section of the New Street Act, power is given to persons, to be named and appointed by us in the manner authorized by the said Section, to make a new Sewer from Mary-le-bone Park to Charing Cross, and thence to the River Thames, for the Drainage of the said Park, and the Streets, Squares, &c. authorized to be made, formed, and erected in pursuance of the said Act. Under the authority of the before-mentioned Section, the Appointment, of which a Copy is hereto annexed, was issued by this Board; and the persons therein named having met, and received the Plans, Section and Estimate for such new Sewer, which had been previously prepared by Mr. Nash, they proceeded in the execution of the powers



and authorities vested in them; and having occasion frequently to communicate with us respecting the progress of the Work, and the payments to be made on account thereof, we are enabled to state, for your Lordships information, that this important work has proceeded rapidly and successfully, and with less public inconvenience than might have been expected from an undertaking of such magnitude; and that there is every reason to think the Estimate of the Expence which was formed by Mr. Nash, amounting to £54,000, and annexed to our First Triennial Report to His Majesty and Parliament, will not be exceeded.

We are, my Lords,  
Your Lordships very humble Servants,

W. HUSKISSON.  
W.D. ADAMS.  
HENRY DAWKINS.

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

### Appendix, No. 29.

No. 29.

#### APPOINTMENT of Commissioners for superintending the Formation of the intended NEW SEWER, under the Authority of the New Street Act, (53 Geo. III. cap. 121.)

TO all to whom these Presents shall come; the Right Honourable Sylvester Lord Glenbervie, William Dacres Adams, and Henry Dawkins, Esquires, Commissioners of His Majesty's Woods, Forests, and Land Revenues, Send Greeting:—Whereas by an Act of Parliament made and passed in the Fifty-third year of the Reign of His present Majesty, intituled “An Act for making a more convenient communication from Mary-le-bone Park, “ and the Northern Parts of the Metropolis, in the Parish of Saint Mary-le-bone, to Charing “ Cross, within the Liberty of Westminster, and for making a more convenient Sewage for “ the same;” it was (amongst other things) enacted, That the the Commissioners for the time being of His Majesty's Woods, Forests, and Land Revenues should be, and they were thereby appointed Commissioners for carrying the purposes of the said Act into execution; and after reciting (amongst other things) that the Houses, Streets, Squares, Passages, and Places through which the proposed Alterations and Improvements were to be made and carried by virtue of the now reciting Act, were drained by means of a Sewer, called the King's Scholars Pond Sewer; and that such Sewer was incapable of supplying a proper Drainage for any additional Buildings; and that a great increase of Houses, Streets, and Buildings was then making, and was about to be made, upon the Estate of the Crown called Mary-le-bone Park, all which would have no other Drainage than such insufficient Sewer, unless a New Sewer was constructed and made to receive such additional Drainage; and that the principal Street to be made in pursuance of the said Act would communicate with the said Park, and would afford facility for the making a Sewer, to extend from the said Park to Charing Cross, and from thence to the River Thames; and that it would tend to relieve the said insufficient Drain, and be of great public utility, if a New Sewer should be made, to drain the said Park, and the Houses and Buildings erecting and to be erected therein; and also the Streets, Squares, Passages, and Places described in the Map or Plan therein mentioned, and intended to be made, formed, erected, and improved, in pursuance of the said Act; but inasmuch as such New Drain could not be made without great Expence, and would principally be appropriated to the draining of the Estate of the Crown, it was expedient that the Expence of making and repairing such New Sewer should be defrayed in manner hereinafter mentioned; and that the same should be put under the Survey, Direction, and Management of persons to be authorized and appointed in manner hereinafter mentioned; It was therefore enacted, That a New Sewer, Drain, or Watercourse, to extend from the South end of Mary-le-bone Park, at or near Portland Place, under the Street called Portland Place, along the whole Line of the principal New Street to be made and formed in pursuance of the now reciting Act, unto Charing Cross, and from thence along the public Street to Scotland Yard, into the River Thames, at a place at or near the Lime Wharf, should be formed, by such Person or Persons as the Commissioners for executing the said Act should from time to time authorize and appoint, by any Writing or Writings under their Hands and Seals; which said persons so to be authorized and appointed as aforesaid, or any three or more of them, should have full Power and Authority to make and form any Drains, Watercourses, or Communications from any part or parts of the said Park, called Mary-le-bone Park or from any Houses or Buildings erected or to be erected therein; and also from any of the Streets, Squares, Ways, Passages, and Places through which any of the proposed Alterations and Improvements were intended to be made in pursuance of the said Act, and which were mentioned and



No. 29.

and described in the said Map or Plan, or from any Houses or Buildings erected or to be erected within the Limits mentioned and described in the said Map or Plan, or of the deviation therefrom thereby allowed, to carry off or drain the Water from all or any of the said Houses, Buildings, Streets, or Places, into the said principal or common Sewer to be made as aforesaid; and for those purposes, or any of them, to stop up, divert, or alter any Sewers, Drains, Tunnels or Watercourses which might be found in making the said New Sewer, and which might cross the Line of such New Sewer, or which might (in the judgment of the persons so to be authorized and appointed as aforesaid, or any three or more of them) be necessary or expedient to be stopped up, diverted, or altered for the purposes aforesaid, or any of them; and it was thereby provided, that all Damage which might be done by means of stopping up, diverting, or altering any such Drains, Tunnels, or Watercourses, should be made good by the Commissioners under the said Act, out of the Monies raised by virtue thereof:—AND in order to enable the said persons so to be authorized and appointed as aforesaid, or any three or more of them, to form and make such New Sewers, Watercourses, and Drains, and to keep the same in repair, it was further enacted, That it should and might be lawful for the said Commissioners for executing the said Act, by and with the consent and approbation of the Lord High Treasurer, or of the Commissioners for executing the said Office of Lord High Treasurer, or any three or more of them, and notwithstanding any provisions, restrictions, or clauses contained in any Act or Acts of Parliament relating to His Majesty's Land Revenue, to borrow and take up at interest from time to time such sum or sums of Money, not exceeding the sum of One hundred thousand pounds, over and above any other sum or sums of Money thereby authorized to be borrowed and taken up, which they the said Commissioners, with such consent and approbation as aforesaid, should judge necessary and expedient for those purposes; and that in order to repay the Monies so to be raised and applied, and the interest of the Monies so to be borrowed as last aforesaid, and to defray the expenses of making and keeping in repair such new Sewers, Drains, and Wydraughts as aforesaid, it should and might be lawful to and for the said persons so to be authorized and appointed as aforesaid, or any three or more of them, to make any Rate or Rates, Assessment or Assessments, by an equal Pound Rate, from time to time as they should see occasion, upon the Owners, Proprietors, or Occupiers of any Houses, Buildings, or Lands situated in Mary-le-bone Park aforesaid, or in any of the Streets, Squares, Ways, Passages, or Places within the limits mentioned and described in the said Map or Plan and Book of Reference, or any such deviation therefrom as aforesaid, who should use the said intended new Sewers, Drains, or Wydraughts; and by any Precepts or Warrants under their hands, to authorize or empower any person or persons to collect the same from time to time, and to make or allow to every such Collector a reasonable Compensation or Salary for his trouble out of such Rates or Assessments; and that all Sewers, Drains, and Watercourses to be thereafter made within the said Park called Mary-le-bone Park (save and except the said Sewer called King's Scholars Pond Sewer) or within any of the limits described in the said intended Map or Plan and Book of Reference, or such deviation therefrom as aforesaid, should be under the sole management, survey, controul, and direction of the said persons to be authorized and appointed as aforesaid, or any three or more of them, and of no other person or persons whomsoever; and that such person or persons so to be authorized and appointed as aforesaid, or any three or more of them, should have full power and authority by virtue of the said Act, within the limits therein-before described, from time to time, as they should see occasion, to widen, deepen, embank, alter, amend, cleanse and scour all such Sewers, Drains, or Watercourses, and to cause to be removed and taken away any Nuisances in the same, and to alter and divert the course of the Water in any of the said Streets or other Places made or to be made within the limits therein-before described, as they should from time to time think necessary or expedient for effecting the said Drainage, or for any other purposes necessary or incident thereto; and that all such Sewers, Drains, and Watercourses should be subject to the sole survey, controul, order and direction of the said persons so to be authorized and appointed as aforesaid, or any three or more of them, their Surveyors and Officers, in such and the like manner to all intents and purposes, as if the same had been expressly directed by any of the existing Statutes of Sewers to be under their survey and authority, or as if such persons had been expressly named and appointed Commissioners of Sewers within the limits aforesaid by any Statutes of Sewers, or Commission or Commissions of Sewers; any thing contained in any existing Commission or Commissions of Sewers, or in any Statute or Law to the contrary in anywise notwithstanding: NOW these Presents witness, That the said Sylvester Lord Glenbervie, William Dacres Adams, and Henry Dawkins, being the Commissioners for executing the said recited Act as aforesaid, have by virtue of the power for that purpose so given to them by the said recited Act, or thereby vested in them, and of all and every power or authority whatsoever vested in, or in anywise enabling them so to do, authorized and appointed, and by this present Writing, under their hands and seals, do authorize and appoint the Right Honourable the Earl of Macclesfield; the Right Honourable Robert Seymour, commonly called Lord Robert Seymour; Sir Thomas Bernard, Baronet; Sir Thomas Baring, Baronet; Sir James Langham, Baronet; John Egerton, Esquire; George Ward, senior, Esquire; Charles Monro, Esquire; John Drinkwater, Esquire; Harvey Combe, junior, Esquire; Alexander Milne, Esquire; James Pillar, Esquire; Gilbert Jones, Esquire; and William Green, Esquire; or any three or more of them, to make and form the said intended new Sewer, Drain, or Watercourse, to extend from the South end of Mary-le-bone Park, at or near Portland Place aforesaid, under the said Street called Portland Place, along the whole line of the principal New Street



Street to be made and formed in pursuance of the said recited Act, unto Charing Cross, and from thence along the public Street to Scotland Yard, into the River Thames, at the said place at or near the Lime Wharf, and all such other Drains, Watercourses or Communications as are directed and authorized to be made and formed by the said recited Act as aforesaid; and to stop up, divert, or alter any Sewers, Drains, Tunnels or Watercourses which may be found in making the said new Sewer, or which may cross the line of such new Sewer, or which may in their judgment, or in the judgment of any three or more of them, be necessary or expedient to be stopped up, diverted, or altered for the purposes aforesaid, or any of them; and also to make all such Rate or Rates, Assessment or Assessments, as they or any three or more of them shall see occasion, and as are or ought to be made under and in pursuance of the said recited Act, in order to repay the Monies to be raised and applied in the making and keeping in repair such new Sewers, Drains, and Wydraughts as aforesaid, and the Interest of the Monies to be borrowed for the purposes aforesaid, and to defray the Expenses of making and keeping in repair such new Sewer, Drains, and Wydraughts as aforesaid; and by any Precepts or Warrants under their hands, or the hands of any three or more of them, to authorize or empower any person or persons to collect the same from time to time, and to make or allow to every such Collector a reasonable Compensation or Salary for his trouble out of such Rates or Assessments; and to manage, survey, controul, and direct all the Sewers, Drains, and Watercourses to be hereafter made within the said Park called Mary-le-bone Park (save and except the said Sewer called King's Scholars Pond Sewer) or within any of the limits described in the said recited Act, or in the said Map or Plan and Book of Reference, or such deviation therefrom as aforesaid; and generally to exercise all such other Powers and Authorities, and to do and perform all such other acts, matters, and things relating to the said Sewers, Drains, and Watercourses, as the Persons authorized and appointed by the Commissioners for executing the said recited Act are by the said recited Act authorized and empowered to exercise, do, or perform in relation thereto: In Witness whereof, We the said Sylvester Lord Glenbervie, William Dacres Adams, and Henry Dawkins, have hereunto set our hands and seals, this first day of July in the Year of our Lord one thousand eight hundred and fourteen.

GLENBERVIE, (L.S.) W<sup>m</sup> DACRES (L.S.) ADAMS. HENRY (L.S.) DAWKINS.

Signed and sealed by the within-named Sylvester Lord Glenbervie,  
in the presence of,

Frederic S. N. Douglas.

Signed and sealed by the within-named William Dacres Adams,  
in the presence of,

George Cornell,  
Land Revenue Office, Whitehall.

Signed and sealed by the within-named Henry Dawkins,  
in the presence of,

George Cornell.



PART II.

No. 30.

Appendix, No. 30.

SCHEDULE of the PURCHASES which have been made of certain LANDS, the Property of Individuals, fit for the Growth of Timber, and of the Purchase of Rights of Individuals over Lands of that description, already belonging to the Crown, and where the Reversion of such Rights was vested in His Majesty, with the Prices paid for the same.

Dates.	Description of Property purchased.	Quantity of Land.	Purchase Money and Expences.
		Acres.	£ s. d.
1812. 17th Sept.	For the Purchase of His Highness the Duke of Gloucester's Life Interest, as Head Keeper of Bolderwood Walk, in the New Forest, in and to the House called Bolderwood Lodge, and the Lands, Tenements, Rights, &c. belonging thereto - -	183	3,974 — —
1813. 13th Jan.	For the Purchase, from Multon Lambard, Esquire, of the Surrender of his remaining Term, Estate, and Interest in certain Woodlands at Gillingham, in the County of Kent - - - -	246	2,627 — —
20th March.	For the Purchase of Her Highness the Princess Sophia of Gloucester's Life Interest, as Head Keeper of Ironhill Walk, in the New Forest, in and to the House called Ironhill Lodge, and the Lands, Tenements, Rights, &c. thereto belonging	76	1,800 — —
1813. 25th March.	For the Purchase, from Francis Markett, Esquire, of his Inheritance in Fee Simple of and in several parcels of Woodlands, situated in the Parishes of Cuxtone, Halling, &c. in the County of Kent - -	237	9,260 19 6
—	For the Purchase, from Peter Barfoot, Esquire, of an Estate at Blakefleet or Black Nest, in His Majesty's late Forest of Bere, in the County of Southampton -	16	929 2 3
—	For the Purchase, from Col. Arthur Vanfittart, of his Estate in Windsor Forest, called Mote Park, for £21,000, being the first three Instalments on that Purchase, and the Expences - - -	631	16,774 8 6
—	For the Purchase, from the Bere Forest Commissioners, of a parcel of Land situated in the West Walk of the said Forest -	17	546 15 3
—	For the Purchase, from Mr. W. Mitchell, of a Messuage and several pieces or parcels of Land, at Little Creech, in Bere Forest	6	549 3 2
—	For the Purchase of two Allotments of Land from the Lords of the Manor of Alvington, and Guardians of the Poor of the Isle of Wight - - -	278	7,921 12 3
	Acres - -	1,690	44,383 — 11



REPORT of the Commissioners on Two Memorials of Sir Thomas Dyke Acland, Bart. for a new Grant of EXMOOR FOREST, in the Counties of Somerset and Devon.

MY LORDS,

Office of Woods, &c. 30th June 1814.

WE have considered the two annexed Memorials of Sir Thomas Dyke Acland, Baronet; the former referred to the late acting Surveyor General by Mr. Harrison's Letter of 14th May 1810, and the latter to us by a like Letter, dated 26th May 1812; in the first of which the Memorialist prays, that a grant of a further or reverfionary interest in the Forest and Chase of Exmoor, in the Counties of Somerset and Devon, may be made to him; and by the latter Memorial (in addition to a renewal of the Memorialist's application for such new Lease) it is submitted to your Lordships consideration, whether it may not be more advantageous to His Majesty to dispose of the inheritance in fee, than to renew the subsisting Lease thereof; and expressing his (the Memorialist's) hopes, that should your Lordships determine upon such disposal, he may be allowed to become the purchaser.

We find, from the entries in the Books of the Land Revenue Department, that His present Majesty, by Letters Patent under the Exchequer Seal, bearing date the 4th March 1784, did grant the said Forest and Chase of Exmoor, with its appurtenances, unto Sir Thomas Dyke Acland, Baronet, (Grandfather of the Memorialist, and since deceased) to hold for a reverfionary term of ten years from 1st August 1804, at the yearly Rent of £46. 13. 4. and for a Fine of £500; which Lease will expire on the 1st of August next (1814.)

And in the Report of the Surveyor General to your Lordships Board, under date the 1st July 1783, on the Application for that Lease, it is stated that " the Forest or Chase of Exmoor " consists of a large Tract of heathy, uninclosed Ground, computed at about 18,927A 2R. 24P. " the profits whereof arise chiefly from depasturing Sheep, with some little addition from " Horned Cattle and Colts, and a small Farm taken out of the Forest, and let, with the liberty " of working a Slate Quarry, cutting Heath and Turf for sale, and depasturing Sheep : that the " profits of the Premises, on an average of six years, from 1766 to } £ 417 15 6 " 1771 inclusive, amounted to, per annum - - -

" And that the Outgoings were as follow ; viz.

" The Rent to the Crown (deducting Land	}	£39	10	11	½	
" Tax thereon) - - - - -						
" The Tythes of the Premises - - - - -		79	5	5	½	
" To the Forester - - - - -		26	4	0	½	
" To the Tellers - - - - -		8	11	2	¼	
" To the Poundherd - - - - -		1	19	9		
" The Steward's Fee - - - - -		5	5	0		
						160 16 4½
" Net annual Income - - - - -						£ 256 19 1¼"

Having caused instructions to be given to Mr. Richard Hawkins of Kingsbridge (who had been recommended to us as a proper person to be employed on this occasion) to make a Survey and Valuation of this Estate, we have received his Report thereon; from which it appears, that the small Farm mentioned in the Surveyor General's said Report of 1st July 1783, and called Simon's Bath Farm, is situated nearly in the center of the Forest, and contains about 108 acres, and that the Farm-house is licensed and frequented as an Inn; that the remainder of the Forest is uninclosed, and used for depasturing Sheep and Cattle; that there is no Timber or other Trees on the Forest, except four Ash Trees, two of them of considerable size and length, three large Beech Trees, twenty-three Sycamores, and seven Lime Pollards; in all, thirty-seven Trees and Pollards, which are growing around the said Farm-house: that, from the best information he could obtain, he estimates the quantity of Stock pastured on the Forest, and the annual Profits derived from the Estate, to be as follow; viz.

				Gross Profits.		
				£	s.	d.
Agistment of 20,000 Sheep belonging to Private Persons, at 5d. each	-			416	13	4
4,720 Do. - belonging to the Forest Borderers, at 2½d. each				49	13	4
7,280 Do. - belonging to the Free Suitors	-	-	Nil			
32,000 Sheep.	(Carried forward)	£		466	6	8



No. 31.

				Gross Profits.		
				£	s.	d.
Brought forward - £				466	6	8
60	Mares and Foals, belonging to Private Persons, at 4s. each			12	—	—
60	Do. - - - - Borderers, at 2s. - -			6	—	—
40	Do. - - - - Free Suitors, - Nil.			—	—	—
180	Stallions and Mares, belonging to the Crown's Lessee, at 4s.			36	—	—
300	Colts and Fillies - Do. - at 2s. - -			30	—	—
640 Horses.						
By Sale of 27 Geldings, at £6 - - - -				162	—	—
Improved Value of Simon's Bath Farm - - - -				52	10	—
Free or Quit Rents - - - - -				2	15	6
Making the whole Receipts - - - -				767	12	2
From which deduct :						
				£	s.	d.
Tythes of 32,000 Sheep, at 1d. each -				133	6	8
Do. - - 160 Mares and Foals, at 4d. each				2	13	4
Do. - - 480 Stallions, &c. at 4d. each -				8	—	—
Do. - - of Simon's Bath Farm, at 3s. in the pound				7	17	6
Land Tax - - - - -				7	2	4½
Forester - - - - -				26	4	0½
Tellers - - - - -				8	11	2¼
Poundherd - - - - -				1	19	9
Interest on the estimated Value of the Lessee's						
Stock on the Forest, £2,720, at £6 per cent.				163	4	0
Steward's Fee - - - - -				5	5	—
				364	3	10
Leaving a Balance of - £				403	8	3½

At which sum of £403. 8. 3½. Mr. Hawkins estimates the net improved annual Value of the Estate in its present condition, to be granted on Lease for a term of years.

But Mr Hawkins having stated in his said Report, that there are very considerable tracts of the Forest which might be most advantageously planted with various kinds of Forest Trees, particularly Oak, Ash, Beech, Birch, Larch, and Fir, and having expressed his opinion that it will be infinitely more beneficial, both to the Estate of the Crown, and to the interests of the Public, to inclose and divide the Forest, with a view to the appropriation of such parts of it as are best adapted for that purpose, to the growth of Timber, and to an improved cultivation of the remainder of it, than to grant it again on Lease ; we directed him to make further enquiries concerning the practicability of procuring an Inclosure of the Forest, and the advantages which would result from such a measure. We also directed similar enquiries to be made by Mr. Walsbrough, a Surveyor, who resides in the neighbourhood of the Forest, and who in a communication which we received from him, stated that he had acquired much practical knowledge of its local circumstances, and of the adjacent country, in the course of his professional engagements, and offered to furnish us with such information as he possessed, or might be able to procure, respecting this property ; and we have received from him two Reports on the subject. And having had much correspondence both with Mr. Hawkins and Mr. Walsbrough on various parts of their Reports which appeared to require explanation, we shall proceed to lay before your Lordships a short Statement of such particulars as seem to be material for your consideration, in deciding upon the measures to be adopted with respect to this extensive, but hitherto comparatively unprofitable, tract of country.

Situation and  
Extent.

Exmoor Forest is situated in the North-west angle of the County of Somerset, adjoining Devonshire on that side, and the Ports of Linton and Porlock on the Bristol Channel, on the North and East. The distance from the nearest of those Sea Ports to the centre of the Forest is about nine miles, and from Watchet and Minehead about thirteen miles ; it extends from North-west to South-east about ten miles, and from North-east to South-west about seven miles ; and it contains about 22,000 Acres of Land.

Rivers.

Besides numerous Rivulets which intersect the Forest in various directions, and which, as is stated in the Reports of Messrs. Hawkins and Walsbrough, might be easily converted to purposes of irrigation ; two Rivers, the Barle and the Exe, rise nearly in its centre and flow from East to West, about two miles apart, in a direction nearly parallel.

Both



Both the Surveyors agree in reporting the general character of the Forest to be mountainous; that the hills rise very high towards the boundaries, sloping in the interior into deep ravines; that there is little extent of level ground in the valleys, but considerable plains on the summit of the hills; that the soil consists, for the most part, of a hazle loamy mould, frequently with a gravelly subsoil; that on the hills is a black peaty earth, of good depth, but on a rocky bottom: that there are many tracts of superior land, containing from one to four hundred acres: that there are also large tracts of swampy land in the plains, but which are capable of being easily drained, and made sound and useful.

Mr. Walsbrough has furnished us with the following Statement of the different qualities and quantities of the Land comprised within the Forest, and of the estimated extent of each particular sort:

		No. 31.		Aspect and Soil.	
		Class.		Acres.	
Peat and Moss Land; swampy, but neither difficult nor expensive to drain; and when drained, would be found, under tillage, to be the most productive land in the whole Forest.		1	-	5,190	
Rushy Land, with Sheep Pasture, which does not carry more surface-water than would naturally fall into the ordinary division drains formed upon an Inclosure, and even in its present state, the soil is found, and adapted for tillage, or for the growth of Ash, Beech, and Fir Timber.		2	-	8,050	
Springy Land, which might be easily drained, and when drained would be suitable for the growth of Ash and Syeamore.		3	-	240	
Heathy Land, with good Sheep Pasture, well adapted for the growth of Beech, Fir, Larch or Spruce, and might grow some Oak.		4	-	1,450	
Ferny Land, with good Sheep Pasture	- } These Lands, containing together upwards of 7,000 Acres, Mr. Walsbrough represents as well adapted to the growth of Oak Timber in Coppices; and he founds his opinion in this respect, on the fact that in the adjoining Parish of Linton, Oak Trees of from 3 to 4	5	-	5,030	
Ferny Land, with Thistles, and excellent Sheep Pasture		6	-	2,040	
Furze Land, good Staple Mould		7	-	50	

tons each, and of a superior quality, have been raised in Woods exposed to the North and North-east, and almost reaching to the verge of the tide, and where the Soil was even inferior to that of Exmoor Forest; that, in the neighbouring Parish of Brindon, he found the same circumstances on a larger scale, the Woods, in both instances, being planted on very steep declivities; and that in all the Parishes in the interior, adjoining the Forest on its East, South, and Western sides, Oak Timber, fit for Naval purposes, is grown in situations equally elevated, according to his observation, and where the Soil is similar, and not distant more than eight or ten miles from the centre of the Forest. Sir Thomas Acland, however, the present Lessee, has stated to us, that he believes this representation, as to the similarity of elevation, must be founded in error, for that in the adjoining parts where the large Timber has grown, the level is much lower, or the situation more sheltered than that of the general surface of the Forest.

In regard to the means of conveying the Timber, and other future produce of the Forest, it is stated by Mr. Walsbrough, that the gradual and easy declination of the Lands towards the shore of Bristol Channel, and the abundance of good materials to be found on the spot, afford great facilities to the formation of Roads communicating with the adjacent Sea Ports, from whence the Timber might be transported to any of the great Naval Arsenals.

The soil of Exmoor Forest is the Property of the King, and, as Lord of the Forest, His Majesty has the right of depasturing on it an unlimited number of Deer and other Beasts of Chase. The exercise of this right, in ancient times, has given rise to two kinds of Claims on this Royal Forest; the first is founded upon a suit or service done to the King, by driving the said Forest. There are 52 such Suitors, who are termed Free Suitors; they are bound to drive the Forest, by themselves or Servants, nine times in every year, and duly and annually to attend at the Forest Courts; and to perambulate the bounds of the Forest, with the Steward and other Officers, at the end of every seven years. For these Services, they claim to keep on the Forest, for each suit, 140 Sheep, 5 Mares, and their Foals until one year old, and as many Kine or Cattle as their Farms can winter; also to cut as much Turf, Heath, and Fern, as they can consume on their own Tenements. But the Free Suitors have not of late years stocked the Forest with any wintered Kine or Cattle, according to their ancient Claims. The number of these Suitors does not appear to have varied.

The second description of Claims is founded on the damage done to the neighbouring country by the Red Deer kept in the Forest.

There are 57 Manors or reputed Manors bordering on the Forest, and composing what is called the Chase, the Proprietors of which are bound to attend the Swinemote Court of Exmoor Forest, and by virtue of such attendance, and the payment of an annual Fine or Quit Rent, claim the privilege of *Half Right*, by which term it is understood, that the stockage of a Sheep being rated at five-pence, they shall be entitled to pasture their Sheep at the rate of two-pence halfpenny. According to the present state of the Court Roll, 15 of these Manors appear to have made default, and to have thereby relinquished their claims. From the afore-



No. 31.

going Estimate of Mr. Hawkins it would seem, that about 4,700 Sheep and 60 Horses are annually depastured in the Forest in virtue of this custom: It also appears, that persons having no rights in the Forest may or may not be allowed to depasture their Sheep, at double the price paid by persons having a Half Right; but whether the rates now paid by those having the *Half Rights* have been immemorially fixed, we have no certain evidence.

## TITHES.

The full Tithes of the Forest, to be taken if he pleases in kind, are considered by Sir Thomas Dyke Acland as vested in him in fee-simple, under Letters Patent; whereas both Mr. Hawkins and Mr. Wasbrough have expressed a doubt, whether the whole Tithes of the Forest have been alienated by the Crown; and Mr. Hawkins has submitted to us the grounds of his opinion on that point, in a Letter, of which the following is an Extract:—  
 “ Mr. Weech, Sir T. D. Acland’s steward, expressly states, that the Tithes have been immemorially taken at four shillings in the pound on the sums collected for the agistment of Sheep; consequently, 1st, The sum paid for Tithes by the Public at large, is one penny for each Sheep. 2dly, The sum paid for the Tithes of each Sheep of the Borderers (Half Rights) is only a halfpenny; the Borderer pays only half price for agistment. 3d, The Free Suitors paying nothing for the agistment of their stock, it follows, that they pay no Tithes at all; it being stated that Tithes are paid only on the sums collected for the agistment. This payment of Tithes holds good in the same rate with all other kinds of stock as well as Sheep, a fixed principle being laid down that these sums for Tithes are collected only on the sums received for agistment. How is it possible, therefore, that different sums per head, can be demanded and collected for the same kind of stock, without a modus? or why should one part of the same kind of stock pay one sum in lieu of Tithes, another part a different sum, and a third part nothing at all, although the whole are depastured on the same Land? That Sir Thomas Acland, who purchased the Tithes of a Gentleman called Darch, holds what he did purchase *in fee*, I do not doubt; but I do doubt, whether he purchased the *whole* Tithes of the Forest, and for the foregoing reasons; nor can I help thinking that the original Grant from the Crown, conveyed only a specific sum out of the Rents issuing from the Forest in lieu of all Tithes, which Grant was in fee; otherwise, there could never have been such a variation in the payments, and in many instances, no payments at all, for Tithes. On the other hand, if the whole Tithes had been granted, the Owner would be entitled to the same sum from every person depasturing Cattle, whether Free Suitor, Borderer, or Stranger.” And in another Letter, Mr. Hawkins states, that he has enquired of many of the Forest Shepherds, and other persons, respecting the Tithes, and that he found it to be the generally received opinion, that the Forest is Tithe-free, as they had never paid any Tithes for depasturing Stock thereon; but, that he conceives it to be very possible, that there may be a modus or prescriptive right in lieu of Tithes, and that Sir Thomas Acland purchased such modus.

Having communicated these doubts of the two Surveyors to Sir Thomas Acland, he has furnished us with a paper drawn up by his Steward, which states, that the original Grant under which his title to the Tithes is derived was by Letters Patent of Charles I. dated 1st July in the 9th year of his reign, whereby, in consideration of the Sum of 200 Marks, he gave and granted unto George Cottington, Esq. his heirs and assigns:—

“ Omnes illas decimas n̄as renovan infra Forestam n̄am de Exmore in separal Com  
 “ n̄is Somersfet et Devon, in locis extra Paroch, et locis decimabil Paroch et  
 “ Ecclesiar ad nos Jure regio pertinent necnon Revercōn et Revercōnes Reman et  
 “ Remanen et adeo plene libere & integre, ac in tam ampl modo & forma ut nos  
 “ jure nro regio ea habuimus vel habere debemus.”

To hold and enjoy the aforesaid Tithes, with their appurtenances, unto the said George Cottington, his heirs and assigns, for ever, paying yearly the sum of £13. 6. 8. to the said King, his heirs and successors, at Michaelmas only, in full of all Payments, Rents, and Services, with power to distrain, &c.

Not having yet seen the Letters Patent above mentioned, nor any Inrolment thereof, we are unable to state how far the comprehensive words we have quoted may be qualified by any subsequent exceptions or reservation; but in consideration of the doubts which have been suggested, it seems to be proper that the extent of Sir Thomas’s rights should be investigated, and that a Case should be stated on the subject, for the Opinion of His Majesty’s Law Officers, after which it will remain for Government and Sir Thomas Acland to agree either to refer the matter to arbitration, or to the decision of a Court of Law, on an amicable suit to be instituted for the purpose.

Having thus shortly stated the most material facts and opinions to be collected from the Reports of Messrs. Hawkins and Wasbrough, it will remain for your Lordships to decide on the steps to be taken for the future disposal of this Property; namely,—

1st, Whether to grant a new Lease of it to Sir Thomas Acland, upon terms founded on the above-mentioned valuation of Mr. Hawkins, the effect of which would probably be, to continue the Forest in its present unimproved state, to be used for depasturing Sheep, Cattle, and Horses thereon, as heretofore.

2d, To



2d, To dispose entirely of the Crown's Rights and Interests in the Forest, either by private Contract to the present Lessee, or by public Auction, as was at first proposed to be done in the case of Brecon Forest, but which Sale, for Reasons to be stated to your Lordships, in a Report we are now preparing on that subject, we think it may be advisable to postpone. Or,

3d, To endeavour to procure an Act for the Inclosure and Division of the Forest, stipulating for an adequate Allotment thereof to the Crown, in severalty, in lieu of His Majesty's Rights and Interests therein, such Allotment, or such portions thereof, as may be found to be adapted to the growth of Navy Timber, to be afterwards appropriated to that purpose, or to be disposed of by Sale, and the Money appropriated to the purchase of other Land for the growth of such Timber, as may be then considered to be most advisable.

In regard to the scheme of an Inclosure, we beg leave to state, that it has been represented to us as a measure which is generally expected; and that calculations have been made on that expectation, in recent cases of Sales of Property connected with the Forest Claims; and we have reason to believe, that it would be generally approved of in that part of the Kingdom. If your Lordships should adopt that opinion, we have to request your authority to communicate with the different Parties having or claiming rights in the Forest, in order that we may forthwith endeavour to procure such a satisfactory and equitable arrangement of those Claims, as may lead to the introduction of a Bill for that purpose in the next Session of Parliament.

We are, my Lords,  
Your Lordships very humble Servants,

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

GLENBERVIE.  
W. D. ADAMS.  
HENRY DAWKINS.

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CORRESPONDENCE between the Boards of Admiralty, Treasury, and Woods, &c.  
relative to the Means of improving the Durability of OAK TIMBER:—viz.

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Appendix, No. 32. (A.)

No. 32. (A.)

MY LORD, AND GENTLEMEN,

Treasury Chambers, 10th April 1813.

I AM commanded by the Lords Commissioners of His Majesty's Treasury, to transmit to you the enclosed Letter from the Secretary to the Admiralty of the 7th Instant, requesting, for the reasons therein stated, that all Trees intended for Naval use may be barked at the earliest possible season of the year, and cut down at the latest; and I am to desire you will report to my Lords such Observations as may occur to you thereon.

I am, my Lord, and Gentlemen,  
Your most obedient Servant,

Commissioners of Woods, &c.

R. Wharton.

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Appendix, No. 32. (B.)

No. 32. (B.)

SIR,

Admiralty Office, 7th April 1813.

THE attention of my Lords Commissioners of the Admiralty having been of late much directed to the means of improving the Durability of the Timber to be used in His Majesty's Ships, and their Lordships having received several representations from well-informed individuals on the subject, suggesting that one principal cause of decay is the cutting the Timber during the season when the sap is up; my Lords are of opinion, that it would be proper to ascertain, by actual experience on an extended scale, the truth of this theory.

The



No. 32. (B.)

The loss of the bark has been, my Lords are aware, an obstacle to the introduction of this system; but this may, it is supposed, be obviated by lopping and barking the Tree when the sap is rising, and suffering it to stand to be felled in the ensuing Autumn.

It has been said, that if a Tree be barked after the sap has risen, that the sap (its natural channel being interrupted by stripping the bark) will not again descend, and that in fact the Timber will not be, at least, at all the better for this proceeding.

If the truth of this supposition were to be admitted (which, however, it is not) it would yet seem at least to follow, that if care be taken to strip the bark when the sap begins to rise, as much will not ascend as if the barking was postponed to a later period; and it cannot reasonably be doubted, that the suffering the Tree to stand upright till the fall of the year must in some degree, at least, tend to dry the Timber.

On the whole, however, as those even who doubt the beneficial efficacy of the system, have never supposed that it can at all injure the Timber, my Lords, with a deep conviction of the expediency of making every reasonable experiment on this important subject, command me to express their desire that the Lords Commissioners of the Treasury will be pleased to give orders to the Persons entrusted with the management of the Royal Forests, that all Trees intended for Naval use shall, till further orders, be barked at the earliest possible season of the year, and cut down at the latest; and my Lords further request, that the Lords of the Treasury will direct you to communicate to me, for their information, Copies of any Reports that may be made to them on this point, or on any other connected with the important subject of the Durability of Timber.

Richard Wharton, Esq.  
&c. &c. &c.

I am, Sir,  
Your most obedient Servant,  
J. W. Croker.

No. 32. (C.)

Appendix, No. 32. (C.)

MY LORDS,

Office of Woods, &amp;c. 4th April 1814.

ON the 12th of April last we received a Letter from Mr. Wharton, then one of the Secretaries to your Lordships Board, dated the 10th of the same month, transmitting to us, by command of your Lordships, a Letter from one of the Secretaries to the Board of Admiralty, which recommended, on behalf of that Board, that you would be pleased “to give orders to the persons entrusted with the management of the Royal Forests, that all Trees intended for Naval use should, till further orders, be barked at the earliest possible season of the year, and cut down at the latest; and that you would cause to be communicated to the said Secretary, for their information, Copies of any Reports that might be made to your Lordships on this point, or on any other connected with the important subject of the Durability of Timber.”

Having given our earliest attention to the tenor of the communication from the Secretary to the Admiralty, and of Mr. Wharton's said Letter, it was satisfactory to us to find, that as the recommendation or desire, conveyed to your Lordships from the Admiralty, appeared to be founded on matter partly argumentative, and relative to a subject with which it might be supposed we were not unacquainted, nor without the means of forming an adequate opinion upon it, you did not issue immediate Orders to our local Officers in the different Royal Forests, whom we presume were meant to be described as *the Persons entrusted with the management thereof*, but referred the Question to this Board (through whom those Officers are accustomed to receive their Orders) for such Observations as might occur to us, how far it may be expedient that the request, “that, for the reason stated in the said Inclosure in Mr. Wharton's Letter, all Trees intended for Naval uses should be barked at the earliest possible season of the year, and cut down at the latest,” should be complied with.

Considering the importance of this question, the difficulties obviously incident to it, the imperfect experience which, according to any information there hitherto exists respecting it, and the uncertain result which might be found to be deducible from such experiments as we might find it possible and think it our duty to institute, and particularly the advanced season at which the communication was made from the Treasury, we thought it our duty to concur in a Letter from our Chairman to Mr. Wharton, dated the 15th of April 1813, “representing the impracticability of even beginning the experiment, which the Admiralty were desirous the Treasury would order to be made, on all the Navy Timber to be felled in the Forests that season, without the certain loss of many thousand pounds (in one Forest only of between £2,000 and £3,000) besides the total derangement of measures which had necessarily been taken, for felling and stripping the Timber in the usual way, before we received that communication.”

Sufficiently



Sufficiently warranted, as we apprehend, in believing that the reasons thus set forth were approved of by your Lordships, we thought we could best employ the interval of time which must intervene between what remained of the month of April last, and the approaching season for the rise of the sap in the timber of the several Royal Forests, in preparations for the best course of such extensive, accurate, and well-considered experiments, and the collection of such evidence from the writings of ancient and modern British and Foreign Authors, and the communications of judicious and practised individuals, as might enable us to submit to your Lordships any observations which, in our opinion, might serve to elucidate, as far as possible, a matter of great moment indeed, but which may, perhaps, in the end, be found to be incapable of the degree of certainty some more sanguine persons appear, at different times, to have expected it might attain.

In the latter part of the investigation we thus engaged in, we have made a considerable progress; and it was for some time our intention to convey, in this preliminary Report, to your Lordships, a Statement of what we had already collected; but, upon further consideration, it appeared to us that such a partial anticipation could not furnish grounds for any active measures, nor admit of that clearness and precision which we hope to bestow upon the subject after our inquiries shall have been brought more near to a conclusion.

We have, therefore, upon the whole, thought it would be more consistent with our respect to your Lordships, and more convenient towards a completion of the object (so often in contemplation, but hitherto so ill followed up or persevered in) merely to trouble you, at present, with this pledge, that we have not, and shall not suffer any interruption, not unavoidable, to be given to the execution of the duty which your Lordships have been pleased to require of us, by your said Reference in April last.

We are, my Lords,

Your Lordships very humble Servants,

GLENBERVIE.

W. D. ADAMS.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

#### Appendix, No. 32. (D.)

No. 32. (D.)

MY LORD, AND GENTLEMEN,

Treasury Chambers, 17th May 1814.

I AM commanded by the Lords Commissioners of His Majesty's Treasury, to transmit to you, for your information, the Copy of a Letter from the Secretary of the Admiralty, on your Report of the 4th ultimo, relative to barking the Timber intended for the Navy, at the earliest possible season of the year, and cutting it at the latest.

I am, my Lord, and Gentlemen,

Your most obedient Servant,

The Commissioners of Woods, &c.

Geo. Harrison.

#### Appendix, No. 32. (E.)

No. 32. (E.)

SIR,

Admiralty Office, 27th April 1814.

HAVING laid before my Lords Commissioners of the Admiralty your Letter of the 23d instant, transmitting Copy of a Report of the Commissioners of Woods, &c. dated the 4th instant, on my Letter to you of the 7th April 1813, recommending that all Trees intended for Naval use should be barked at the earliest possible season of the year, and cut down at the latest; I have it in command to observe, that their Lordships do not perfectly understand, from the said Report, whether the experiment is to be made or not, as recommended by them, and directed by the Lords of His Majesty's Treasury last year; but their Lordships hope, that the Lords of the Treasury will have the goodness to have their former directions carried into effect immediately, as they are in possession of abundant Reports on the subject, and are now only anxious for an experiment.

I am, Sir,

Your most obedient Servant,

J. W. Croker.

George Harrison, Esq.



No. 32. (F.)

Appendix, No. 32. (F.)

MY LORDS,

Office of Woods, 10th June 1814.

WE have received and perused the Letter of Mr. Croker to Mr. Harrison, dated the 27th April, and transmitted to us by your Lordships commands, in one from Mr. Harrison of the 17th ult. for our information.

Upon the subject of Mr. Croker's said Letter we can only say, that we did not conceive ourselves to have received any *directions* from your Lordships to carry into execution the measure recommended in his of the 7th April 1813; namely, "the barking at the earliest season of the year," and cutting down at the latest, all Trees intended for Naval uses in the Royal Forests." But, as we imagined from those words, that the Board of Admiralty might expect that the experiment would commence with the fall of *that* season, we wrote to our several Deputies, in the principal Forests, on the very day when Mr. Croker's last-mentioned Letter was transmitted to us, from whose Answers it appeared, that the sap had already begun to rise; and as no preparations had been made for introducing a new mode of stripping, with which the strippers, usually employed, were entirely unaccustomed, we thought ourselves warranted in postponing the adoption of that method till another season, employing the interval in collecting materials for such observations as might occur to us to be fit to be submitted to your Lordships, and fully intending to have as much of the supply of this present year stripped standing, as we hoped might substantially answer the purpose of the experiment which the Board of Admiralty seemed to have in contemplation, but leaving also a part to be stripped in the usual way, for the following reasons; viz. :—

- 1st, That it appeared doubtful whether, from the inexperience of the hands we must employ, the whole quantity could be stripped during the run of the sap in the new method; and,
- 2d, That there might be an opportunity of comparing the costs of the two methods.

The average quantity of Timber which all the Royal Forests have furnished for the last seven years, has been 4,247 loads. That of last year was 4,110 loads.

The ordinary calculation has been, that it requires 3,000 loads to build a 74-gun ship.

Supposing, therefore, all or the greatest part of the 4,110 loads to have been applicable to and sufficient for that purpose, and that it had all been stripped standing, scarcely more than one 74 could have been constructed with the Timber of that fall; and having reason to believe that a small vessel would be a better object for observing, through a course of years, the quality and durability of her timbers than one of that size, we have thought it might be sufficient, for this year at least, to provide as much stripped, in the manner proposed, as might be fully adequate to build such a vessel:—say a frigate of 36 guns.

We find that about 650 loads are sufficient for such a vessel; and we have now to state to your Lordships, that we have in fact had no less than 2,713 trees, which it has been computed will yield 2,548 loads, stripped in that way in the several Forests. In that quantity there can be little doubt, that more than enough of all the different sorts of pieces which are necessary in the construction of a vessel of that description will be found.

If, however, it is the object of Government that, till farther orders, *all* Timber felled in the Royal Forests should be stripped standing, according to the recommendation conveyed from the Lords of the Admiralty last year, we trust that the postponement of the literal execution of that Plan, this and last year, will not be considered as of any material consequence to the public service.

The result of the investigation which we thought it our duty to undertake, in consequence of the tenor of your Lordships reference to us, is, we are sorry to say, much less satisfactory than we could have wished.

Three different methods have been practised or recommended for the felling of Oak, with a view to the quality of the Timber, but also, particularly in latter times, to the value of the bark.

1. What is called "Winter-felling," or felling it at the latter end of the year, without being stripped of the bark.
2. Felling it in the Spring, when the sap is rising, and stripping off the bark immediately after it is felled.
3. Stripping it in the Spring from the Tree standing, and leaving it standing till the end of that, or one or more subsequent years.

We



We believe that, with regard to most other sorts of Timber, except Oak, it has been the immemorial practice to fell them in the Winter. This may partly have arisen from that being the most convenient time in the distribution of agricultural labour, and because large Trees, felled in the Spring or Summer, would, in many cases, do more injury to the adjoining land or crops; but it also appears to have been, at all times, a prevailing opinion, that the quality of the Timber felled in Winter, when the motion of the sap or juice is suspended, is better; and this general opinion, with regard to Oak, is traceable to the most early Writers among the Ancients upon this subject, Theophrastus, Vitruvius, Pliny, Columella, &c. so often referred to by modern Authors, and to whose Writings we have ourselves resorted on this occasion. When those Authors wrote, we believe there is no evidence or reason to think that the use of bark was known in the preparation of leather, or for any other valuable purpose. We have not found it mentioned in Pliny, and no term or expression corresponding to tan and tanning has been found till many centuries after the commencement of the Christian Æra. At an early period, however, in our History, and probably about the same time, or sooner, in some other countries, the employment of bark in that way appears to have been established; and as Timber was long so abundant in this country as to be of comparatively little value, it seems probable, that any inferiority in the quality of what might be felled at what is called, in the Act of James the First, concerning Tanners, &c. "the barking time," was considered as often more than counterbalanced by the value of the bark.

There is accordingly a Clause in that Act prohibiting the felling any Oaken Trees meet to be barked, when the bark was at a given price, except between the first day of April and the last day of June, with, however, the remarkable exception of Timber to be employed "in the needful and necessary reparation of houses, ships, or mills."

This seems to shew that, for those important purposes, it was then thought that Timber felled in Winter was so much better, that any loss on the bark was amply compensated in that way.

Even now, though the felling of Oak in Winter (*i. e.* unstripped) is so generally disused, we have found it to be nearly the unanimous opinion of all those Persons conversant in Timber, whom we have been able to consult, that its quality is harder and better in all respects when so felled.

It would appear, that upon this ground some experiments had been made by the Navy Board, with Timber felled in Winter about 30 or 40 years ago. The Montague, a 74-gun ship, was built with Winter-felled Timber in 1779. In 1789, the Commissioners of the Navy, in return to a Precept of the Commissioners of Land Revenue, stated, that this Vessel had not then undergone such Repair as to require a complete examination of her condition, so that they could not, with certainty, speak to the effect. The same Vessel, we believe, is still in service, but has now undergone several Repairs. How far the state of her original timbers was particularly examined, or what condition they were in during any of those Repairs, we are not informed.

There are several Strippers now in the ordinary employment of this Department, in Dean Forest, who remember three different falls of Navy Timber in Winter, unstripped, in that Forest, and who have been recently examined concerning the circumstances of those falls, one of which took place, according to their recollection, about 37, and the others 30 and 29 years ago.

That, about 30 years ago, those Men think, was under a Contract with Mr. Mills, a considerable timber-merchant, who resided at Rotherhithe; they understood that the Contractor was bound, by his engagement with the Navy Board, to have the Timber felled in Winter: and one of them stated, that Mr. Mills had also a great fall in Winter, in one of those years, on some private estate in Herefordshire; but none of them can tell what became of this Timber, nor why the practice of Winter-felling was afterwards discontinued. These were probably distinct trials from the case of the Montague, which was built at Chatham; the Timber from Dean Forest being, we believe, rarely if ever sent to that Dock.

A very eminent Timber Merchant, whose house has had, probably, more extensive transactions with Government than any other in that Trade, has informed us, that about 30 years ago, a Ship was built entirely of Winter-felled Timber, which he had supplied.

We are not able to state the name of this Ship. It may, perhaps, have been the Montague.

If, from what we have mentioned, there should appear to be already sufficient ground for considering it as an established truth, that Timber felled in the Winter, with the bark on, is of a better quality for Naval purposes than when felled and stripped in the usual way, the only consideration with Government with regard to those two methods, we imagine, must be, whether that advantage would counterbalance the loss in respect of the bark, which, according to the understanding of our local Officers, and, we believe, the general opinion, would be entirely sacrificed in that case.

We cannot, however, omit mentioning here a circumstance which, if correct, would render that opinion, at least to its full extent, somewhat doubtful.

The



No. 32. (F.)

The Strippers we have mentioned, as having been employed in the falls which took place in Winter, in Dean Forest, concur in stating, that in squaring the Winter-felled Timber in the ensuing Spring, when the sap was rising in the Trees of the Forest, they found the bark to run and separate from the Trees which had been so felled, much in the same manner, and as easily, as from Trees stripped after they are felled in the Spring. This seems so inconsistent with the established opinion, and the general disuse of Winter-felling, that it is impossible not to question the accuracy of the recollection of these illiterate though apparently (one of them particularly) shrewd persons, and, according to their station, of respectable characters.

That there remains, for some time after a Tree has been felled, some degree of vital or vegetable power, is evinced by a circumstance of almost daily observation. There are few persons who have not had an opportunity of remarking that Elm Trees, or Logs of Elm, felled in Winter and left by the Road side, with the bark on, will send out leaves and small twigs or spray in the Spring, along the whole surface of the bark. How far the Tree is at that time in such a state, as that the bark could be stripped with any and what degree of facility, from the wood, may be very easily ascertained; and the same experiment may, with equal ease, be made at the same season of the year, with the bark of an Oak Tree felled in Winter; and this facility will, we trust, render it unnecessary for us to make any apology for stating a matter founded on such slight testimony, and so contrary to the notions of those whose interest would have led them, one would think, fully to satisfy themselves on such a point.

As to the question between the two other methods, the subject seems hitherto to be involved in very great uncertainty; and unless that can be removed, it would hardly be thought advisable to change the usage so universally established in the greatest part of the Country, and especially in those parts where more and better Timber is supposed to grow than in any other, and where there is therefore more reason to conclude that long experience may have led to the most profitable and best practice.

The first time that the plan of stripping Timber standing, and leaving it to be felled in Winter, appears to have attracted the attention of the Naval Department of this Country, was on the publication of Dr. Plott's Natural History of Staffordshire, about the year 1686.

\* We are informed that this is not now the practice in that County.

That Author having observed the practice to prevail in Staffordshire\* of stripping, or as he calls it, "flawing" Oak standing, about the beginning or middle of May, and not felling it till Michaelmas following, or perhaps not till Mid-winter, was led to examine what was to be found in ancient writers on the subject; but, as we have said before, in none of those writers is any mention made of the distinguishing part of that method.

He states, however, in that History, and in a subsequent discourse, written at the instance of Mr. Pepys, then Secretary of the Admiralty, various speculative reasons for thinking, that it would be advisable to adopt it in the case of Timber felled for the Navy; and the perusal of those Writings made such an impression on Mr. Pepys, that James the Second, on his recommendation, issued his Royal Warrant to the Commissioners of the Navy for stripping in the Spring, and felling in the following Winter, 150 Trees fit for the service of the Navy, in Bushy Park. How far, or in what manner, this trial was carried into execution, does not appear.

In Mr. Pepys' Letter just mentioned, he states, that the principal Timbers that made up the Frame of the Royal Sovereign, had been fetched out of *Yorkshire* and other Northern Counties; and he and Dr. Plott seem to have inferred from thence, that those Timbers had been from Trees stripped standing. It is clear, however, from the tenor of his Letter, that Mr. Pepys had no direct information upon that point; and the Parliamentary Commissioners of Land Revenue only say, that Mr. Pepys supposed the Timber to have been stripped of its bark, and felled afterwards in the Winter. They add, that that Ship had been slowly built in 1635-6 & 7; and observe that, according to Dr. Plott, at the time he wrote, which was 50 years afterwards, the Timbers were still sound, and so hard that a nail could hardly be driven into them. This is all the documentary Evidence we have met with, with regard to the Timbers of that Ship.

There are only two other instances of the same kind, concerning which we have met with any information.

The Achilles was a 60-gun Ship, built at Harwich in 1757, and according to the testimony of Mr. Barnard, before a Committee of the House of Commons in 1771, of which the late Mr. Edmund Burke was Chairman, that Ship was built of Timber barked in the Spring, and not felled till the succeeding Winter; and Mr. Barnard added, "that upon a late Trial the Timber was found to be still very good." But it appears by a Return of the Commissioners of the Navy to a Precept of the Parliamentary Commissioners of Land Revenue in 1791, that she had not been on service from 1763 till 1771, when she was refitted at an expence of £5,192, and sent to the West Indies; that she returned from thence in 1773, and was not employed afterwards, being found to be in want of considerable repairs.

In



In that Return, the Commissioners of the Navy, after stating that Mr. Barnard represented the Ship to have been built with Timber felled after the bark had been stripped, add, "but it is not known to us, as we cannot trace any correspondence with him on the subject, whether that was the case or not."

The concluding Paragraph of that Report of the Commissioners of the Navy, very strongly shews the uncertain state of the question down to that time. Their words are, "we cannot find from the Books of this Office, or from any information we can collect from the Officers of the Yards, that any trial has been made, so as to ascertain which Timber has the preference in point of durability, *that* felled after being stripped of the bark, or what is felled in the common way; but an experiment is about to be made on a Sloop intended to be built at Deptford; one-half with the Timber stripped in the mode recommended, and the other half with Timber felled in the ordinary way, and both cut from the same Estate; from which we hope to be enabled to form some well-founded judgment of the matter."

The Sloop of War, mentioned in the Paragraph just quoted, was called The Hawk, (being the remaining instance) and was built in 1793, and broken up at the end of 10 years, when we are fully warranted in mentioning, that there was no material difference in the state of the two sorts of Timber of which she was composed.

About the year 1733, M. de Buffon, who appears to have been engaged, together with M. du Hamel, under the direction of the French Government, in a course of enquiry and experiments relative to Oak Timber, seems, in consequence of having read the account of Dr. Plott's writings in "*Evelyn's Sylva*," to have formed a very sanguine opinion in favour of that writer's Plan, and, in confirmation of it, details a great number of ingenious experiments and observations which he had made on the specific gravity and density of Timber stripped and felled in that method, and the weight it will bear before it breaks, compared with Timber which had been felled with the bark on; but it is very remarkable that, if we have not misunderstood his account of the matter, he did not leave the last-mentioned Timber to stand till the Winter, but felled it with the bark on at the time that he had stripped the other, and left the bark on till the time when he was about to make his experiments, when he cut out pieces of equal bulk and dimensions of each sort, and found the specific gravity, and also the power of resistance, much greater in the Timber which had been stripped standing, than in the other sort.

Giving full credit to the accuracy of those experiments, it is obvious that they do not bear upon the question, whether Timber stripped in the Spring, and left unfelled till Winter, is of a better quality than Timber felled in the Spring, and then *immediately stripped*; nor indeed at all tend to settle the question between Spring stripping in either way, and felling in Winter, with the bark on.

From these experiments, however, Buffon concludes that it is *quite certain*, that the Timber of Trees stripped and *dried* standing is harder, more solid, heavier, and stronger, than that of Trees felled and barked; and thence, says he, "I think we may also conclude it is more durable."

He proceeds afterwards to explain what he takes to be the physical cause of those effects.

We have perused all the valuable Papers in the Philosophical Transactions, of Mr. T. A. Knight, on the subject of Vegetation and Timber; and also those of Sir Humphrey Davy, in his work on the Chemistry of Agriculture.

Mr. Knight, in No. 8, Part I. of the Philosophical Transactions for 1804, says, "Few persons, at all conversant with Timber, are ignorant that the alburnum or sapwood of Trees, which are felled in Autumn or Winter, is much superior in quality to that of other Trees of the same species which are suffered to stand till the Spring or Summer; that it is at once more firm and tenacious in its texture, and more durable;" but we have not observed, that he makes any distinction in this respect between Timber stripped in the Spring, and left standing till Winter, and Timber first felled in the Spring, and then immediately stripped.

Sir Humphrey Davy, however, says, "Ship-builders prefer for their purposes that kind of Oak Timber afforded by Trees that have had their bark stripped off in the Spring, and which have been cut in the Autumn or Winter following."

We have no doubt that he had good grounds for stating this general preference; but we have found those to whom we have applied for information on the subject, very far from unanimous.

Independent of arguments drawn from the theory of vegetation, on which the experiments and discoveries of the two last-mentioned writers are of the highest authority, one of the most obvious advantages which has been thought to be derived from it, is, that the Trees, by standing without their bark, are better ventilated or dried, according to the expression of Buffon, in their natural perpendicular position.



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Yet, as it is a fact which we believe has been well known, from the earliest times, that Oak and other Timber will produce leaves, and Fruit Trees even fruit, for several seasons, when left standing, after their bark has been entirely removed, (except from the slender extremities of the highest branches, which seems impracticable); there must, we should imagine, remain more moisture in them during that time, than if they had been cut down and properly seasoned for the same period; and the sensible and sagacious Evelyn particularly recommends, that Timber, to be properly seasoned, should be placed horizontally.

Whether the sapwood becomes harder and more tenacious, or tougher, when the Trees are left to stand after being stripped, is of such easy experiment by the hatchet, the plane, the chisel, &c. in the practice of carpenters and shipwrights, that we suppose the fact, one way or the other, cannot be matter of much uncertainty; but whether it can ever acquire, till its interior part is progressively and annually converted into heart, in the natural progress of vegetation, those qualities, and also such a superior degree of durability, as may render it fit to be worked up in the construction of Ships, seems still a matter of very great uncertainty; and though we have been informed that of late it has not been unusual to leave part of the sapwood, blea, slab, or alburnum (all synonymous terms) in squaring Navy Timber, we cannot but think it would be safest still to adhere to the advice of Evelyn, which, in substance, is to cut off every thing which is not real heart.

<p>* New Forest - Whittlewood - Salcey - Alice Holt</p>	<p>Loads. 502 450 103 1,049</p> <hr style="width: 50px; margin: 0;"/> <p>2,104</p> <hr style="width: 50px; margin: 0;"/>	<p>been felled, and then stripped in the usual way*, as the supply of this year, we have had 30 Trees marked and set apart in each of the two principal Forests of Dean and New Forest, and also in Whittlewood, Salcey, Holt, and Whichwood Forests, and growing in each several Forest, as nearly as possible, in the same soil and exposure, and of the same age and general appearance; and we have divided those Trees into six distinct classes, of five Trees in each, that, if it shall be thought advisable, experiments may be made upon the same plan with these of M. M. de Buffon and Du Hamel, and also trials by intelligent Carpenters, Shipbuilders, &amp;c. on the comparative specific gravity, hardness, strength, tenacity, &amp;c. of each; three of the classes having been stripped standing, but with some variety in the method, and left to be felled in Winter; one not stripped, intended to be felled in Winter; one felled but left with the bark on; and one felled, and then immediately afterwards stripped in the usual way; all which Trees we have had so classed and registered, with a separate distinctive mark on each individual Tree, as that they may at any time be delivered to the Navy Board, if required, without the danger of any mistake or confusion as to the identity or circumstances of each, for the purpose of such experiments.</p>
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We have not been yet able to ascertain the comparative expence of stripping Timber standing, and after it is felled; as soon as we shall have received satisfactory information on that subject, we shall take an opportunity of communicating it to your Lordships.

We are, my Lords,  
Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

GLENBERVIE.  
W. D. ADAMS.  
HENRY DAWKINS.

No. 32. (G.)

Appendix, No. 32. (G.)

MY LORDS,

Office of Woods, &amp;c. 3d March 1815.

IN our Letter to your Lordships, dated the 10th June last on the subject of stripping the Navy Timber in the Royal Forests before it is felled, we stated, that we had not at that time been able to ascertain what the expence of stripping Timber in that manner would be, as compared with that of the usual method, but that as soon as we should receive satisfactory information on that subject, we would take an opportunity of communicating it to your Lordships.

Since the date of our said Letter, we have made particular enquiries on this head, of our Deputy Surveyors in Dean, New, and Alice Holt Forests, in which this method of stripping the Timber standing was adopted last season to a considerable extent, and we find by the Statements of those Officers, that the additional expence then incurred in stripping as many Trees as are computed to contain 2,548 Loads of Timber, was about £837. 5. or at the rate of 6s. 6d. per Load of Timber; but that, from the unusual nature of the service, and the inexperience of the workmen employed, the expence last season considerably exceeded what it may be expected to be done for in future, and that in their judgment an additional payment of Five Shillings per Load would be sufficient to reimburse the Funds of this Department for the increased expence which



which the adoption of this method will occasion; and, if it is the desire of the Naval Departments of Government, that the Timber in the Royal Forests should in future be stripped standing, it is material that we should forthwith be apprized of such desire, as the season for barking is fast approaching; and, in the event of their deeming it advisable to continue that method, we submit to your Lordships, that it is reasonable the additional expence already incurred, should be repaid to the Funds of the Department of Woods, and that Five Shillings a Load for all Timber so stripped standing should be added to the price now paid by the Navy Board for the same, and we beg to receive your Lordships directions on this subject.

No. 32. (G.)

We are, my Lords,  
Your Lordships very humble Servants,

WM. HUSKISSON.  
HENRY DAWKINS.

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

Appendix, No. 32. (H.)

No. 32. (H.)

GENTLEMEN,

Treasury Chambers, 28th March 1815.

I HAVE it in command, from the Lords Commissioners of His Majesty's Treasury, to transmit to you the accompanying Copy of a Letter from the Secretary of the Admiralty, respecting the mode of felling Timber for the Navy; and I am to desire you will continue the experiment of stripping the Timber in the Royal Forests before it is felled.

I am, Gentlemen, your obedient Servant,  
Commissioners of Woods, &c. *C. Arbuthnot.*

Appendix, No. 32. (I.)

No. 32. (I.)

SIR,

Admiralty Office, 15th March 1815.

HAVING laid before my Lords Commissioners of the Admiralty your Letter of the 13th instant, enclosing the Copy of one from the Commissioners of Woods and Forests, I have it in command to acquaint you, for the information of the Lords of His Majesty's Treasury, That my Lords are of opinion, the experiment of stripping the Navy Timber in the Royal Forests before it is felled should be continued, and that their Lordships have directed the Navy Board to repay to the Commissioners of Woods, &c. the additional Expence already incurred in the adoption of that method; and further, to cause Five Shillings a Load for all Timber so stripped to be added to the price now payable for the same, agreeably with what has been proposed.

S. R. Lushington. Esq.  
&c. &c. &c.

I am, Sir, your obedient Servant,  
*John Barrow.*

Office of Woods, &c. }  
18th March 1816. }

W. HUSKISSON.  
WM. DACRES ADAMS.  
HENRY DAWKINS.

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*Wallingford*, estate at, sold, 88.

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*Waltham Forest*, no material arrangements respecting, 35.

*Walton*, co. Surrey, sale of land in, 92.

*Walton Leigh Manor*, grant in perpetuity of, 82.

*Walton*, West, co. Norfolk, lease of the site of the manor of, 48; land-tax on, redeemed, 95.

*Warwickshire*,



*Warwickshire*, lease of an estate in, directed to be granted, 62; land-tax on property in, redeemed, 96; amount of leasehold rents in, 97; Receiver of rents in, 127.

*Watkinson*, Mr. F. offer of a fine to, for the extension of his under-lease, 106; valuation of the house, 114.

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*Weale*, James, treaty with, respecting the manor of Hampton-in-Arden, 15.

*Welbarrow*, alias Ouldbarrow, fee-farm rent in, fold, 85.

*Westmoreland*, amount of fee-farm rents in, 98.

*Westwilliamston*, fee-farm rents in, fold, 86.

*Weybridge*, various grants, in perpetuity, of lands, &c. at, 82.

*Whapload* and *Moulton*, lease of the manors of, 46; land-tax redeemed, 95.

*Wharton*, Richard, esq. letters from, 51, 130, 140, 143, 159.

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*Whitehall-place*, plans for the improvement of, partly executed, 13; plot of ground there, let on lease, *ib.*; intended to continue the street to the river, *ib.*; houses there held of the Crown, *ib.*; ground, forming a part of the site of the ancient palace there, may be made available immediately in the plan of improvement, *ib.*

*White-hart Yard*, Drury-lane, land tax on houses in, redeemed, 95.

*Whitemead Park*, appropriated for the growth of timber, 27.

*Whittingstall*, George, esq. fee-farm rent sold to, 84.

*Whittlewood Forest*, coppices in, filled up with oak plants, 33; expense of clearing, fencing, &c. 37.

*Wight*, Isle of, guardians of the poor in, their allotment in Parkhurst Forest purchased by the Crown, 30, 154; amount of fee-farm rents, 98.

*Wightwick*, John, esq. land sold to, 92.

*Williams*, Robert, and others, lease of a house and land to, 52.

*Williams*, Hugh, and others, lease of mines to, not before in lease, 72.

*Wilmot*, John Eardley, esq. fee-farm rent sold to, 85.

*Wiltshire*, land-tax on property in, redeemed, 96; amount of leasehold rents in, 97.

*Windsor Forest*, act passed for inclosing and allotting, 31; proceedings under, *ib.*; compensation to the officers of, 32; extension of Windsor Great Park, *ib.*; allotment to the Royal Military College at Sandhurst, *ib.*; a large quantity of land expected to be reserved for the growth of navy timber, *ib.*; time limited for cutting down trees, extended, *ib.*; claims of the Marquis of Downshire and Mr. Heavyside, *ib.* 33; estate in, purchased by the Crown, 154.

*Windsor Great Park*, intended extension of, 32.

*Winter felling* of timber. See *Felling Timber*.

*Winter*, Thomas, lease of a house to, 56; of a piece of ground to, *ib.*

*Winter-house Farm*, Escher, lease of, 48; land-tax on, redeemed, 96.

*Winthrop*, Robert, esq. lease of lands to, 70.

*Withersfield*, fee-farm rent at, fold, 85.

*Woburne*, co. Surrey, enfranchisement of the copyhold estate of, 7.

*Wood*, Benjamin, lease of a house to, 62.

*Woods and Forests Fund*, sums of money placed to the account of, 6, 8. See *Commissioners of Woods and Forests*.

*Woolford Worthy*, fee-farm rent at, fold, 84.

*Woolmer Forest*, notice for an act to divide and inclose, given by persons having claims on the forest, 29; proceedings respecting, suspended, *ib.*; not in general well adapted to the growth of oak, *ib.*; portion of freehold land in, planted with various trees, *ib.*

*Worcester*, (City) fee-farm rent in, fold, 85.

*Worcestershire*, sale of fee-farm rents in, 85; amount of leasehold rents in, 97; of fee-farm rents, 98.

*Worhall*, John, lease of buildings to, 56.

*Wortham*, Thomas, esq. ground sold to, 88.

*Wright*, Robert, esq. lease of lands to, 48.

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*York*, H. R. H. the Duke of, purchases certain manors in Surrey, 6; lease of manors to, 48; grant in perpetuity to trustees for, 82; sale of lands to the same, 92.

*Yorkshire*, profits of lead mines in, 10; leases of estates in, 48; leases of estates in, directed to be granted, 72; sale of fee-farm rents in, 85; manor in, fold, 92; land-tax on estates in, redeemed, 96; amount of leasehold rents in, 97; of fee-farm rents, 98.









THE  
THIRD REPORT

OF THE  
COMMISSIONERS

OF  
His Majesty's Woods, Forests, and Land Revenues;

IN OBEDIENCE TO THE ACTS OF  
34 GEORGE III. Cap. 75. AND 50 GEORGE III. Cap. 65.

Dated 18th June 1819.

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Ordered to be printed 22d June 1819.

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THE REPORT

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To the Right Honourable the Lords Spiritual and Temporal,  
in Parliament assembled.

**THE THIRD REPORT** of the Commissioners of His Majesty's Woods, Forests, and Land Revenues ; in Obedience to the Directions of an Act of Parliament, passed in the Thirty-fourth Year of His Majesty's Reign, intituled " An Act for the better Management " of the Land Revenue of the Crown, and for the " Sale of Fee Farm and other unimprovable Rents ; " and of another Act, passed in the Fiftieth Year of His Majesty's Reign, intituled " An Act for uniting the " Offices of Surveyor General of the Land Revenues " of the Crown, and Surveyor General of His Majesty's " Woods, Forests, Parks, and Chases."

**T**HE Period being now arrived when, under the Directions contained in the above-recited Acts, it becomes necessary for us to submit to the King's most Excellent Majesty, and the two Houses of Parliament, a Statement of the Transactions which have taken place in the management of the Land Revenue of the Crown since our last Triennial Report, we proceed to fulfil the duty imposed upon us, according to the Plan which has been followed by the late Surveyor General of Crown Lands, and by ourselves, on former occasions.

## PART I.

WE begin with a Statement of the Leases of Land Estates, and other Hereditaments, passed under the Seal of the Court of Exchequer since the Date of our last Report.

The particulars of these Leases are inserted in a Schedule in the Appendix, showing that the Annual Value of the Estates granted, amounts to £2,277. 18. 10 $\frac{3}{4}$ . as certified by Surveys upon oath ; and the clear Yearly Rents reserved, to £2,162. 2. 10. ;—and also showing that the Annual Value of the same  
(176.) A 2 Estates,

DEPARTMENT  
OF LAND  
REVENUE.

Land Estates :  
New Leases  
granted.  
Appendix, No. 1.



Estates, by the last preceding Surveys, or other Accounts existing in this Office, was £947. 13. 8.; the Rents reserved in the last Leases, £234. 10. 1½. reduced, by Allowances for Land Tax, to about £187. 12. 0.; and the Fines paid for those Leases £4,490. 0. 0.

In addition to these Estates, of which the Leases have been renewed, three Leases have been granted of Property never before let; the particulars and conditions of which will also be found in the Appendix.

Houses :  
New Leases  
granted.  
Appendix, No. 2.

The Schedule of Houses of which New Leases have been granted is next given. The Yearly Value, as estimated on oath, amounts to £4,088. 16. 2.; the clear Yearly Rent reserved, to £2,744. 9. 0½. and the Fines paid, to £13,586. 4. 2.;—the Yearly Value of the same Premises, by the last anterior Surveys, was £2,179. 6. 5.; the Rents reserved in former Leases amounted to £267. 14. 2. reduced, by Allowances for Land Tax, to about £218. 0. 0. and the Fines paid, to £1,518. 14. 3.

In that Schedule are also inserted the particulars of Ground occupied by Buildings which had not before been held on Lease. The Annual Value, under the Leases now granted, amounts to £265. 18. 0. and the fixed Net Ground Rents to £259. 16. 0.

Leases agreed for  
under Treasury  
Warrants.

Under the Authority of Warrants from the Lords Commissioners of the Treasury, Leases of various Estates, in Land and in Houses, are now in progress, the particulars of which will be found in separate Schedules in the Appendix.

Land Estates.  
Appendix, No. 3.

Of the Land Estates so circumstanced, the Yearly Value is £11,196. 8. 9¼.; and the clear Yearly Rents to be reserved, £10,041. 14. 6.;—the Yearly Value, by the former Surveys, was £4,415. 7. 3.; the Rents reserved in the former Leases amounted to £1,675. 6. 6. reduced, by Allowances for Land Tax, to £1,563. 4. 6., and the Fines paid for those Leases produced £8,114. 8. 5.

Under this head are comprehended four Estates which had not been hitherto let on Lease; two of these Estates consist of Mines and Quarries, of which the Annual Value is not ascertainable; the Annual Value of the other two is £98. 11. 11., and the fixed Rents reserved amount to £95. 10. 0.

Houses.  
Appendix, No. 4.

Of the House Estates about to be demised, the Yearly Value is £2,777. 15. 0.; the clear Yearly Rents to be reserved, £2,116. 10. 0., and the Fines to be paid, £6,628. 11. 0.—The Yearly Value of the same Premises, by anterior Surveys, was £1,311. 16. 3.; the Rents reserved in the former Leases, £294. 10. 10., reduced by Land Tax to about £259. 18. 10.; and the Fines paid amounted to £1,130. 16. 2.

The Estates of this description, which have now for the first time been granted on Lease, are of the Annual Value of £149. 3. 6., and the Rents (which are Ground Rents) amount to £147. 7. 6.

Sale of Fee Farm  
Rents.  
Appendix, No. 5.

The Fee Farm and other unimprovable Rents, which have been sold since our last Report, are also specified in a Schedule in the Appendix. Those Rents amounted to £35. 4. 8. net, and the Purchase Money, £987. 7. 0. has been placed, according to the provisions of the Act 54 Geo. 3. cap. 70. in the Bank of England, to the Account called “The New Street Account,” raised, under the said Act, for the purposes specified in the Act 53 Geo. 3. cap. 121, for making a New Street from Mary-le-bone Park to Charing Cross.

Sales



Sales have also been made, under the Acts 48 Geo. 3. cap. 73, and 54 Geo. 3. cap. 70, of Property, the particulars of which are given in the Appendix, specifying the present Annual Value, as certified on oath, at £632. 18. 10 $\frac{1}{4}$ , and the Consideration Money paid to be £14,417. 15. 0.; and also setting forth the Annual Value, according to former Surveys, to have been £411. 11. 7 $\frac{5}{8}$ .; and the Rents which were reserved on the last Leases (where there had been Leases), to have been £222. 11. 10., reduced by Land Tax to about £178. 1. 10.

Sales in Perpetuity, under the Acts 48 and 54 Geo. 3. Appendix, No. 6.

The Proceeds of these Sales have been appropriated in the following manner:

To "The New Street Account," under the Act 54 Geo. 3. cap. 70.	-	-	-	-	-	£	s.	d.
						13,157	15	—
To the Account called "The Navy Timber Nursery Fund," under the same Act	-	-	-	-	-	1,260	—	—
Total	-	-	-	-	-	£ 14,417	15	—

Disposal of the Produce:  
New Street Account.  
Navy Timber Nursery Fund.

The Act 56 Geo. 3. intituled, "An Act for ratifying the Purchase of the "Claremont Estate, and for settling the same as a Residence for Her Royal "Highness the Princess Charlotte Augusta, and His Serene Highness Leopold "George Frederick Prince of Cobourg of Saalfeld;" authorized the Commissioners of the Treasury from time to time, as the Instalments of the purchase Money for the said Estate, amounting to £66,000, and the Interest thereon, should respectively become due, to sell so much of the Three per Cent. Consolidated Annuities, standing in the name of those Commissioners in the Books of the Governor and Company of the Bank of England, and herein-after mentioned, as would be sufficient to pay such Instalments and Interest. And that Act also authorized the Commissioners of His Majesty's Woods, Forests, and Land Revenues, to sell so much Property forming part of the Land Revenue belonging to the Crown, as would raise a Sum sufficient to purchase so much Stock in the Three per Cent. Bank Annuities, as should be equal to the whole amount of Stock which should have been sold for the payment of the said Instalments and Interest.

Claremont Act, 56 Geo. 3. c. 115.

Sec. 6.

Sec. 8.

And the Act further directs, that this Board in every Report which they shall make to the Legislature concerning the Land Revenue, so long as the power of Sale thereby given shall continue in force, shall certify what parts of the Land Revenue shall have been sold, and what Monies shall have been raised thereby, and how applied and disposed of; and when all the Monies required for the purposes of the Act shall have been raised, the Board is to certify the same, and the powers of Sale are to cease.

Under this Act only one Estate has hitherto been disposed of, namely, Wallwood House, and the Land, 39A. 1R. 36P. held with it, in the County of Essex; which Estate was sold to William Cotton, Esquire, by Contract dated 19th May 1817, for £3,000. This Estate had been previously vested in Mr. Cotton, by Assignment of the subsisting Crown Lease of it, which was granted 28th March 1814, to the Executors of the late Robert Williams, Esquire, for 93 Years and 171 Days, from 16th October 1809, at a yearly Ground Rent of £102. 10. 0. with a Covenant on the part of the Lessees to lay out £4,800 at the least, in building a new House upon the Premises.

Sale under that Act.

Commissioners of Woods, &c. Second Report, Appendix, No. 3.



The Consideration Money received for this Estate was laid out by us in the purchase of the Sum of £4,123. 14. 3. Three per Cent. Reduced Bank Annuities, in the name of the Commissioners of His Majesty's Treasury, being a repayment to that amount of the Stock which had been sold for the purchase of the Claremont Estate.

In our last Report, we showed that the whole amount of Three per Cent. Consolidated Annuities, which had from time to time been purchased in the name of the Commissioners of His Majesty's Treasury, with the produce of Sales of Property belonging to the Crown, was

From which Sum the following Deductions are now to be made :

The Amount of Stock sold for the purpose of paying the whole consideration of the Claremont Estate, under the Act before mentioned, with all Interest thereon, to the 18th February last, when the Purchase was completed

The Sum transferred to the Commissioners for the Reduction of the National Debt, as the consideration for the Redemption of Land Tax on Estates belonging to the Crown, according to the Particulars given in the Schedule in the Appendix

The Amount transferred to the Commissioners for executing the New Street Act, 53 Geo. 3. cap. 121, as stated in our last Report

Leaving a Capital of

£382,766	2	—
£96,609	14	4
100,481	17	1
41,476	5	4
238,567	16	9
£144,198	5	3

The whole of the Stock in the Three per Cent. Reduced Annuities, standing in the name of the Lords Commissioners of the Treasury, amounting to £56,347 19. 4. having been transferred to the Commissioners for executing the New Street Act, prior to the date of our last Report, as stated in that Report ; the only Purchase which has been since made by us in this Stock, in the name of their Lordships, is the Sum above mentioned of £4,123. 14. 3. received from Mr. Cotton ; of which Sum there has since been transferred to the Commissioners for the Reduction of the National Debt, in consideration of the Redemption of Land Tax, charged on Property belonging to the Crown, according to the Particulars stated in a Schedule in the Appendix, £1,941. 19. 3. leaving £2,181. 15. 0. applicable to further redemption of Land Tax.

This last-mentioned Sum, together with the Sum of £144,198. 5. 3. the amount of Capital still unappropriated in the Three per Cent. Consolidated Annuities, forms the aggregate amount of Stock now standing in the name of the Commissioners of His Majesty's Treasury, for the Purpose of redeeming the Land Tax, charged on Property belonging to the Crown ; but the Dividends arising from this Fund, until it can be so applied, are by the said Act of



of 54 Geo. 3. cap. 70, reserved for the purposes of the New Street Act, except such Sums as shall be paid thereout in pursuance of any Treasury Warrant.

A Grant has been made in perpetuity, under the Act 52 Geo. 3. cap. 161, by Treasury Warrant dated 11th June 1817, to George Lord Kenyon and the Rev. Whitehall Whitehall Davis, Clerk, of His Majesty's Interest in so much of Threapwood Common in the County of Flint as relates to the Site of a Chapel erected thereupon, wherein the Liturgy and Rites of the United Church of England and Ireland are to be used and observed, and of a Dwelling-house intended to be erected for the use of the Minister of the said Chapel, together with a Chapel-yard, or Glebe thereto, or for curtilages, accesses, or any other conveniences or accommodations to the same, not exceeding in the whole five Acres.

Grants of Sites  
for Churches or  
Chapels, &c.

Under the authority of the same Act, three other Grants in perpetuity have been made, to the Lord Bishop of Gloucester, Lord Calthorpe, the Right Honourable Nicholas Vansittart, and others, of three parcels of the Waste of Dean Forest, not exceeding five Acres in each Grant.

One of these parcels of Land has been annexed to a Church, and another is held with a Chapel, already built in that Forest, the growing population of which was heretofore destitute of any Place of Worship, the whole Forest being extra-parochial.

It is proposed to build another Church on the Site conveyed by the third Grant, as soon as the necessary funds shall be provided for the Erection and Endowment of the same.

The Act of 57 Geo. 3d, cap. 97, authorizes this Board, with the consent of the Treasury, to purchase on behalf of His Majesty, any Estates which can be procured on fair and reasonable Terms, lying contiguous to any Royal Forest, or to any extensive Property already forming part of the possessions of the Crown; and all Estates to be so purchased are to become part of the Land Revenues of the Crown. And the Act further authorizes this Board, with the approbation of the Treasury, to sell any parts of the Possessions, or Land Revenues, of the Crown, within the ordering and survey of the Exchequer, which shall in their judgment be desirable to be sold, for the best prices procurable for the same; and directs, that the Monies arising from such Sales shall be paid into the Bank of England, to the Account before mentioned, called "The Woods and Forests Fund;" and that such Monies shall be applied, by Order of this Board, in payment of the Purchase Monies for any Estates so to be purchased, and all Interest thereon, and of all expenses incident to such Purchases, or Sales, and in discharge of any Incumbrances, or Charges, affecting any of the Estates, or Possessions, of His Majesty, within the survey of the Exchequer, and to no other use or purpose whatsoever.

Act for the purchase of Estates contiguous to any Royal Forest, &c. 57 Geo. 3. cap. 97.

And this Act also directs this Board, in every Report to be made to the Legislature concerning the Land Revenue, so long as the said power of Purchase and Sale thereby given shall continue in force, to certify what Estates have been purchased, and the amount of Purchase Money paid; and also what parts of the Land Revenues have been sold, and what monies have been raised thereby, and in what manner applied and disposed of.

Of



Appendix, No. 7.

Of the Estates sold under the authority given by the said Act, a Schedule is inserted in the Appendix. The Annual Value thereof was estimated at £4,029. 7. 5. and the Purchase Money received for the same amounted to £101,945. 6. 3.;—which Purchase Money has been carried to the Account called “The Woods and Forests Fund,” at the Bank of England. The Annual Value by former Surveys was £1,292. 10. 2. and the Rents reserved £533. 17. 3. reduced by Allowances for Land Tax to £467. 17. 3. and the Fines paid for the last Leases of the Estates, which had been in Lease, were £2,587. 18. 6.

Woods and Forests Fund.

Payments for purchase of Land.  
Navy Timber.

The payments made to the Fund for the purchase of Lands, or Rights to or over Lands, fit and proper for the Growth and Cultivation of Timber for upholding the Royal Navy, according to the Statement in our last Report, amounted to

- - - - - £ 25,555 9 —

page 5, supra.

To which are now to be added, a part of the produce of

Sales under the Acts 48 and 54 Geo. 3. - - 1,260 — —

The produce of Sales under the Act 57 Geo. 3. - 101,945 6 3

Total - - - - - £ 128,760 15 3

Payments for the purposes of the New Street Act.

And the payments to the Fund for the purposes of the Act 53 Geo. 3. for making a New Street from Mary-le-bone Park to Charing Cross, were, in money

- - - - - £ 87,321 2 3

page 4, supra.

To which are now to be added the produce of Sales of

Fee Farm Rents, - - - 987 7 —

page 5, supra.

The other part of the produce of Sales under the Acts

48 and 54 Geo. 3. - - - 13,157 15 —

Total - - - - - £ 101,466 4 3

ABSTRACT.



## A B S T R A C T.

Annual Value, per Surveys on Oath.	Annual Rents for new Leases and Dividends of Stock purchased with the produce of Sales of Land Revenue.	Fines for new Leases.		Annual Values, per former Surveys, &c.	Annual Rents reserved in last Leases, deducting Allowances for Land Tax.	Fines for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
95,538 5 7 $\frac{1}{4}$	76,848 3 0 $\frac{1}{2}$	91,465 0 0	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment had been completed, according to our Second Report - - } Class 1. } Leases of Land Estates granted Class 2. } since making that Report - - Class 1. } Leases of Houses granted since Class 2. } making that Report - -	44,540 0 4 $\frac{7}{8}$	5,692 18 2 $\frac{3}{4}$	79,613 4 0 $\frac{3}{4}$
2,277 18 10 $\frac{3}{4}$	2,162 2 10	- - -		947 13 8	187 12 0	4,490 0 0
- 5 0	5 5 0	- - -		-	-	-
4,088 16 2	2,744 9 0 $\frac{1}{2}$	13,586 4 2		2,179 6 5	218 4 2	1,518 14 3
265 18 0	259 16 0	- - -		-	-	-
102,171 3 8	82,019 15 11	105,051 4 2	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment have been completed - - } Class 1. } Leases of Land Estates agreed Class 2. } for - - - - Class 1. } Leases of Houses, &c. agreed Class 2. } for - - - -	47,667 0 5 $\frac{7}{8}$	6,098 14 4 $\frac{3}{4}$	85,621 18 3 $\frac{3}{4}$
11,196 8 9 $\frac{1}{4}$	10,041 14 6	- - -		4,415 7 3	1,563 4 6	8,114 8 5
98 11 11	95 10 0	- - -		-	-	-
2,777 15 0	2,116 10 0	6,628 11 0		1,311 16 3	259 18 10	1,130 16 2
149 3 6	147 7 6	- - -		-	-	-
116,393 2 10 $\frac{1}{4}$	94,420 17 11	111,679 15 2	- - - - -	53,394 3 11 $\frac{7}{8}$	7,921 17 8 $\frac{1}{2}$	94,867 2 10 $\frac{3}{4}$
			Deduct, { £ 3,225 5 8 Dividends of Stock transferred for the Land Tax redeemed (Appendix, No. 8.) 5,794 9 0 Dividends of Stock appropriated to the purposes of the New Street Act, 1,690 8 8 53 Geo. 3. cap. 121. Deduct also the Totals of the opposite Columns.			
53,394 3 11 $\frac{7}{8}$	7,921 17 8 $\frac{3}{4}$	94,867 2 10 $\frac{3}{4}$				
62,998 18 10 $\frac{1}{8}$	75,787 16 10 $\frac{1}{4}$	16,812 12 3 $\frac{1}{4}$	{ Total of INCREASE, in Annual Values, Rents, and Dividends, and in Fines, exclusive of the Profits arising from Shares of Mines, and from other Property of uncertain Produce.			

This ABSTRACT shows, that the actual Augmentation of Land Revenue which has arisen from the part of the Property of the Crown let or disposed of, under the new system of management, is, in Rents and Dividends £75,787. 16. 10 $\frac{1}{4}$  per annum, and in Fines £16,812. 12. 3 $\frac{1}{4}$ . besides what may have arisen from Mineral and other Property of uncertain produce.

The improvements stated in our last Report to have been projected in Whitehall Place are still in progress. The two Houses which were then building, together with a third adjoining to them, have been completed, and a space of Ground has been cleared sufficient for the erection of more Houses towards the river on the North side.

Improvements at  
Whitehall Place.



The Leases formerly granted by the Crown of a part of the Land contiguous to the River, are likely for some time to oppose an obstacle to the entire completion of the ultimate design of this improvement ;—that of terminating Whitehall Place by a suitable Terrace, and opening the View of the River, as well as of those grand Monuments of Art, the Waterloo Bridge, and Saint Paul's Church, not only to the Occupiers of the New Buildings, but to all persons passing between Charing Cross and the Horse Guards, in a line nearly facing the Admiralty. Although this part of the Plan must, for the present, be postponed, we hope to be enabled very shortly to remove some of the inferior Buildings near the Water side, and to erect a low Wall across that end of Whitehall Place, as well for the purpose of concealing whatever may remain unsightly in the Wharfs behind it, as of turning the Road for the Coal Waggon, and other heavy Carriages, which now pass through Whitehall Place, to a more convenient passage through Scotland Yard ; the Archway from which to the Street of Whitehall has been sufficiently enlarged and heightened to admit them through it.

We have likewise been employed in negotiating with the Occupiers of the Houses on the South side of Whitehall Place, for the Removal of those Houses, in order to increase the Width of the Street to 50 feet, and to make that side of it, as to its elevation, uniform with the other. From the progress made in this negotiation, we have every reason to expect that in the course of the present Year, we shall be enabled to obtain possession of a great part of those Houses ; and the offers which we have already received from respectable Builders, leave us no doubt that they will be ready to take the Ground upon which the present old Buildings stand, and to erect upon the site of them, as soon as they can be removed, Houses of the First Class, paying Rent at the same rate per foot at the least as we have procured for that portion of the Ground which has been already let on the North side of the Street.

Connected with this Improvement, it may be right to mention, that we have made arrangements for the removal of a number of unsubstantial Buildings in Scotland Yard, standing within the precincts of the Ancient Palace of Whitehall, the Occupiers of some of which, or their Predecessors, having held possession of them by virtue of certain Offices in the Royal Household, or by sufferance, for a long series of years, without the payment of any Rent, had begun to consider those Buildings as their Freehold Property ; and we have found a difficulty in some instances in recovering them for the Crown. That object however being now accomplished, we propose to appropriate a part of the Ground on which they stand, to the building of Stables, which are much wanted in the neighbourhood of Whitehall ; and another part will be thrown open for the purpose of enlarging the new passage for the heavy Waggon from the Wharfs.

Newmarket Palace.

IN obedience to the commands of His Royal Highness the Prince Regent, that measures should be taken for the disposal of the Palace at Newmarket, and in pursuance of the powers vested in us by the Act of 57 Geo. 3. cap. 97, we have divided the Buildings and Ground belonging to that Palace, into Six Lots, four of which have been sold, at prices approved of by the Lords Commissioners of the Treasury, and the two remaining Lots are agreed for, so that no further delay is likely to take place in carrying into effect His Royal Highness's pleasure for



for discontinuing the expense incurred in upholding that Palace; and the proceeds of the Sale will be appropriated in the manner directed by the said Act.

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THE New Light Houses at Harwich, which, as stated in our last Report, Major General Rebow had undertaken to erect, upon a renewal of his Lease for 31 years, have been completed in a substantial manner, and according to a Plan satisfactory to the Trinity House.

Harwich Light  
Houses.

By this arrangement, the advantages which we expected from our agreement with General Rebow have been attained; on the one hand, the very brilliant and improved Lights, which are now exhibited, cannot fail, we are assured, to contribute to the Security of Navigation on that part of the Coast; whilst on the other, the Revenue of the Crown is improved by the terms of the Lease, under which those Light Houses have been erected.

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IN our last Report, we mentioned two instances of Tenants having declined to renew their Crown Leases on the Terms proposed to them, in consequence of the depreciation which had at that time taken place in Landed Property, and that we had been unsuccessful in our endeavours to let advantageously to other persons the Property comprised in those Leases.

Estates of which  
renewed Leases  
had been declined.

That Property has since been disposed of. It consists of the Manor and Estate of Hampton in Arden in the County of Warwick, and of two farms in Braydon Forest in the County of Wilts; of the Hampton in Arden Estate, a Lease has been agreed to be granted to Lord Calthorpe, on the terms stated in a Treasury Warrant, of which the particulars are given in a Schedule in the Appendix; and the Braydon Forest Farms have been sold, by Public Auction, for the prices inserted in another Schedule in the Appendix.

Appendix, No. 3.  
Appendix, No. 8.

We also mentioned in our last Report the proceedings by which we had established the Crown's Right to the Extra-parochial Tithes of Bedford Level, and that in consequence of those proceedings, we had obtained for the Crown, in Peterborough Fen, in lieu of a part of the Tithes of that Fen, two Allotments of Land containing about 215 acres of the estimated annual value of £429. 17. 7.

Extra-parochial  
Tithes in Bedford  
Level.

Since that period, in further satisfaction of the Right to the said Tithes in respect of Peterborough Fen, other Allotments therein have been set out for the Crown, making the whole quantity so set out about 485 Acres, which, when the requisite Farm Buildings shall be erected, and the drainage completed, will, according to the estimate of an experienced Surveyor, be of the annual value of about £660.

By the Act of Parliament for dividing and inclosing the Lands contained in that Fen, it was provided, that in the event of the Proprietors of Estates, who possessed Rights of Common in the said Fen, being enabled to establish their Title to exemption from Tithes over any Land to be awarded to them in severalty, in compensation for such Rights, an Allotment should, in that case, be made before the Remainder of the said Fen should be so divided in severalty among the respective Proprietors, of a site for the erection of a Church, and of  
a suf.



a sufficient quantity of Land, of the annual Value of £250, to endow the same; but the Right of the Crown to the Tithes in question having been established, we should be disposed to recommend, in the event of its being found necessary to erect a Church in the said Fen, that the site for the building, and the land requisite for the endowment of the same, to the amount above mentioned, should be granted out of the Estate allotted to the Crown in lieu of those Tithes, although the Act contains no provision imposing upon the Crown the obligation of contributing at all to any such purpose.

Measures have been taken by us for the collection of Tithes accruing to the Crown from other Estates in the Bedford Level. For the recovery of these dues from one Estate of great extent a suit is now pending in the Court of Exchequer. We have little doubt, that at no distant period, the Tithes of this Level may be made productive of considerable addition to the Land Revenue.

Inclosure Acts  
passed.  
Appendix, No. 9.

WE also insert in the Appendix a List of Acts for inclosing Wastes and other purposes, by which the Interest of the Crown was affected, and which have passed subsequently to the date of our last Report.

New Plan of  
Management of  
Crown Lands.  
Act 56 Geo. 3.  
cap. 16.

For the establishment of the new System which we had recommended in our former Reports, for securing the proper management and due collection of the Rents of the Crown Estates, an Act has been passed, intituled, "An Act for better regulating the Offices of Receivers of Crown Rents."

By that Act we were authorized, with the consent of the Treasury, to appoint such and so many persons, being by profession Surveyors of Land, or Land Stewards, as we should think requisite to be Receivers of the Rents of the Crown's Estates within the ordering, government, and survey of the Court of Exchequer. The Act prescribes the duties of the Receivers, the periods for making up their Accounts, the Allowances to be granted to them, and the Securities to be required from them. It charges them with Interest on any Sums exceeding in the whole £500, which they shall retain in hand, without giving notice to this Board within one calendar month after the Sums received shall exceed that Amount; and it empowers them to distrain for Rents in arrear. It also charges with Interest the Lessees and Tenants of any Estates or Possessions of the Crown, the annual Rent or Value whereof shall exceed the Sum of £100, if such Rent or Value, or the mesne Profits arising from such Estates or Possessions shall not be paid within three calendar months after the same shall have become due, and those Lessees and Tenants shall have been applied to, either personally or by letter from the Receiver for payment thereof.

In pursuance of that Act, we submitted, in a Report to the Lords of the Treasury, for their consent and approbation, the names of the persons whom we proposed to appoint to be Receivers, the Counties to be comprised in their respective Receipts, the Allowances to be made to them, the Penalties to be inserted in their Bonds, and the Sureties which they had offered: and the Treasury having approved of those persons, and of the other particulars set forth, the appointments were made accordingly. One of the persons so appointed has since died, namely Mr. Armishaw, receiver for the County of Warwick, and we have, with the approbation of the Treasury, appointed Messrs. Driver  
to



to be Receivers of the Land Revenue in that County, and also of the Revenue, consisting almost wholly of Fee Farm Rents, in the Counties of Leicester, Stafford, Hereford, Salop, and Gloucester. Copies of our Reports, and of the Treasury Letters of approbation, are given in the Appendix. Appendix, No. 10.

By virtue of the Extents issued under the circumstances detailed in our last Report, against the Estates and Effects of Mr. White and Mr. Baseley, various Monies, amounting together to the net Sum of £19,582. 17. 10. after deducting Sheriff's Poundage and other charges, have been paid into our hands for the benefit of the Crown; and some farther payments may yet be expected, though, as we apprehend, to no considerable amount. Extents against Mr. White and Mr. Baseley.

Mr. White, at the time when the Extent against him was taken out, was possessed of a great number of small Fee Farm Rents, of the annual amount together of £208. 15. 9., issuing out of Estates dispersed in different Counties in England and Wales. The expense attending a sale of those Rents, in the ordinary course of proceeding by Extent, would nearly exhaust the estimated produce. It therefore became expedient to make a different appropriation of them; in consequence we recommended that a Clause should be inserted in the Act of the 57 Geo. 3. cap. 97, whereby those Rents were vested in this Board, in trust, to be sold towards the payment of the debt due to the Crown from Mr. White. It may be some time before we shall be able to effect the Sale of the whole of these Rents, but estimating their Value at 25 years purchase, they may be expected ultimately to produce about £5,000. Sec. 14.

Mr. Baseley, under the peculiarly hard circumstances of his case, made application to the Treasury by Memorial, praying that "no proceedings should take place against his Sureties; and that, in consequence of the total ruin in which he had been blamelessly involved, he might be deemed a suitable object of favour and bounty, and that relief might be afforded to him."

That Memorial having been referred to us, we stated in our Report thereon, that all that Mr. Baseley possessed of Monies, Money-securities, and Stock in the Public Funds, arising from his Receivership, had been seized into the hands of the Crown; that whatever might be obtainable from his private property either immediately, or in reversion, had been also secured for the Crown; that, with the Crown Claim pending over him, no one could be found to engage with him in any concern, so that he was precluded from acquiring a livelihood for himself, his wife, and large family of children; and that if the Bonds of his Sureties should be enforced, the greatest distress would be brought upon them, without their having any prospect of recovering any thing from the Principal. From these considerations, joined to the peculiar circumstances by which Mr. Baseley was involved in this misfortune, as detailed in our last Report, we were induced to recommend that he should be released from all further liability to the Crown for any debt due by Mr. White, and unsatisfied under the Extent. The Treasury concurred in this recommendation, and in consequence Mr. Baseley's final Account has been passed, and he has obtained his Quietus.—Copies of our Report and of the Treasury Letter are inserted in the Appendix. Appendix, No. 11.



Mary-le-bone Park.

SINCE the date of our last Report, little progress has been made towards letting, for building, further portions of the Crown Estate of Mary-le-bone Park. We then stated that the building speculation of Mr. Charles Mayor, who had agreed to take two plots of Ground, being the Circus at the North end of Portland Place, and the continuation of Harley-street on the East side, at Rents, amounting together to £1,587. 18. 0. was unfortunately suspended, in consequence of the embarrassed state of his affairs;—that a Commission of Bankruptcy had been issued against him, and that we were then in Negotiation with his Assignees, who had made proposals to us for completing part of the Buildings which he had undertaken to erect. As we ascertained, in the progress of this Negotiation, that the Assignees would not agree to give any other Security for fulfilling their proposed engagements, than that of the Funds which the effects of Mr. Mayor might produce, and as it appeared to us that those Funds would be very inadequate to the purpose, it became our duty, instead of acceding to their proposal, to take legal measures for repossessing ourselves, on behalf of the Crown, of the Ground and unfinished Buildings of which no Leases had been granted. The necessary steps were resorted to for this Purpose; and we have since agreed with another Builder for letting to him one-fourth of the Circus, and the continuation of Harley-street, on the same terms which had been assented to by Mr. Mayor. Under this Agreement, Six of the Houses left unfinished by Mr. Mayor, have been covered in, and Four others are in progress. We have also proposals depending from two other Builders, for the opposite quarter of the Circus, which, if agreed to, will complete the letting of all that part of the Estate which lies to the South of the New Road.

Three of the Sites originally designed for Villas within the Park have been let (two of which are now occupied) on the following terms; viz. for one Acre, on which the House and Offices are built £100 per annum, and for the further quantity agreed to be let, which in no instance exceeds two Acres more, at the rate of £20 per Acre per annum. And twelve Houses of the second rate or class of Building, have been erected on a plot of Ground agreed to be let to the late Mr. John Tasker, on the East side of the intended continuation of Portland-street, for rents calculated at the rate of 13s. per foot on the frontage towards the street.

The other parts of this Estate agreed to be let on lease, subsequently to the date of our last Report, consist of a Plot of Ground near the Basin of the Regent's Canal, intended for the Site of an Ophthalmia Hospital for the Army, at a Rent of £135 per annum; and three other Plots abutting on the South end and two sides of that Basin, which by the general Plan were designed for Wharfs and Warehouses, and of which the Canal Company signified their desire, by Memorial to the Lords of the Treasury, to become the Lessees, for the purpose of underletting the same to persons desirous of erecting such Wharfs and Warehouses thereon.

According to the Estimate which accompanied our first Triennial Report, of the Revenue expected to arise from Mary-le-bone Park, by laying it out in the manner therein proposed, the last-mentioned Plots, forming the Banks of the Canal Basin, were supposed to be of the yearly value of 10s. 6d. per foot, calculated on the frontage to the Canal. But as the realizing of this Rent necessarily depended in a great degree upon the completion of the Canal, and the extent of the traffic thereon, and as it was deemed likely to encourage and facilitate the letting for building of the adjoining parts of the Estate that such Wharfs and Warehouses should be ready for use as soon as the Canal could be opened,



opened, the Lords of the Treasury were pleased to sanction the granting of a Lease to the Canal Company of the Plots of Ground they had applied for, and which contained about four Acres, upon the following terms; viz.—That the Lease be granted for 61 years, at the rate of £10 per Acre per annum for the first 14 years; £15 per Acre per annum for the next seven years; ten shillings per foot measured on the Banks of the Canal, for the next 14 years; and for the remainder of the term twenty shillings per foot, on the like frontage; the Lessees agreeing to erect upon the Ground proper and substantial Buildings to be used as Wharfs and Warehouses, and to conform to the other usual Covenants for keeping them in Repair, and delivering them up in good condition at the end of their Lease.

A further application from the Canal Company to obtain a Lease of an additional portion of Ground, and of nearly the same extent, for the purpose of enlarging the Basin of the Canal, and for additional Wharfs and Warehouses, has been acceded to upon similar terms; some of the Wharfs have been formed, and are ready to be occupied as soon as the main line of the Canal shall be completed to its junction with the River Thames at Limehouse, and opened for trade, which, we are informed, is likely to take place in the course of the present year.

The Bridges over the Canal, which the Company were required to erect, being completed, convenient access is thereby afforded from the Public Road round the Northern Boundary, and from the Hampstead Road to the roads and drives in the Park, which are open to persons on Horseback, and in Carriages, under Regulations similar to those established for Hyde Park.

The Herbage of Mary-le-bone Park continues to be let for the Pasturage of Horses and Cattle in the Summer, and for that of Sheep in the Winter, and produces upon an average, about £7 per Acre. The Land occupied by the temporary plantations, is still used as Nursery Ground, at the annual rent of £6 per Acre, subject to the condition, of the whole or any part being resumed, if wanted, on three months notice.

The following is an Abstract of the whole Receipt and Expenditure on account of this Park, from October 1815, (the period to which the Account stated in our last Triennial Report was made up) to Christmas last.

### A B S T R A C T.

#### RECEIPT.

For Rent of Grass Land, Plantations, sale of Mangel Wurzell, and for Compensation for damage done to Land by the Regent's Canal Company	£	s.	d.
	-	7,677	0 1

#### EXPENDITURE.

For making Roads, Fences, Plantations, and Sewers, excavating Ground for Ornamental Water, building a Bridge over the same, and for Wages to Gatekeepers, Watchmen, and Labourers	£	s.	d.
	-	16,395	4 10

There



There still remain to be erected, Lodges for Gatekeepers, at the entrances into the Park from Baker-street, Harley-street, and the Bridge near Primrose Hill, and a Bridge is intended to be built over the ornamental Water, from the Road leading out of Baker-street to that round the Circus. When these Works, the expence of which may be estimated at £4,000, shall be completed, the future expenses of the Park will be confined to the ordinary repairs of the Roads and Fences, and to the payment of the necessary Gatekeepers and Workmen, to which the annual produce of the Herbage will be more than adequate.

Purchase of the  
Rectory of Saint  
Mary-le-bone.  
57 Geo. 3. cap. 98.  
58 Geo. 3. cap. 100.

THE perpetual Advowson of the Rectory of Saint Mary-le-bone, belonging to the Duke of Portland, having been advertized for Sale, it was thought expedient by His Majesty's Government, that a Negotiation should be opened with his Grace, for the purchase of it on the part of the Crown.

From the great extent of that Parish, and from its large and rapidly increasing population, compared with the very scanty and inadequate means of religious Worship afforded by the parish Church, even with the addition of the New Church lately erected, it had long been felt as a matter of great importance, that some effectual steps should be taken for supplying this deficiency. It was conceived, that the purchase of the Advowson by the Crown would remove many obstacles which might otherwise occur to impede the execution of the necessary measures for that purpose.

Act 58 Geo. 3.  
cap. 48.

From the peculiar tenure of this Living, it is understood to be exempt from the jurisdiction of any Diocese, and to possess many other inconvenient privileges, which, had it become the property of Sectaries, might materially have interfered with the execution of whatever Plans the Commission now appointed for building and promoting the building of additional Churches may think most advisable, either for dividing the Parish, or for affording to its Inhabitants, in some other mode, the accommodation necessary for enabling them to perform their Religious Duties according to the Established Service of the Church of England.

After making every necessary inquiry into the circumstances of the Advowson, we concluded an Agreement with the Duke of Portland for its purchase at the price of £40,000, which we have every reason to believe is its fair value. In order to provide for the payment of that sum, without materially diminishing the Income of the Crown Estate, we offered to transfer to his Grace, by way of Exchange, at a fair Valuation, the Rights of the Crown over a Waste called The Hays of Birkland and Billhagh, in the Forest of Sherwood, including the trees standing thereon, none of which are fit for naval purposes.

In making this proposal, we contemplated the probability that the Duke of Portland, and other Individuals having rights of Common over this Waste, would consent to its being inclosed and divided in Severalty, and that the Allotment to be made to the Crown in respect of its rights, (the Value of which in their present state is merely nominal) as well as the Timber upon such Allotment, might be a desirable acquisition to the Duke of Portland.

From local circumstances connected with this property, the Duke of Portland was induced readily to acquiesce in this addition to the Agreement for the purchase of the Advowson; it being understood at the time, that the whole transaction was to be subject to the ratification of Parliament.



Bills have since been submitted to the House of Commons, and passed into Laws, for sanctioning both parts of this Contract. The valuation and division in severalty of the Waste included in the Hays of Birkland and Bilhagh, as directed by one of those Acts, are nearly completed, and we have reason to hope that the whole arrangement will be concluded in the course of a few months.

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WE have now to report our proceedings in carrying into Execution the Powers and Provisions of the Act of the 53d Geo. 3. cap. 121, “ for making “ a more convenient Communication from the Northern parts of the Metropolis “ to Charing Cross ;” and the progress which has been made in that work up to the present time.

The New Street.

By that Act, we were authorized to borrow, for the purposes thereof, a Sum not exceeding in the whole £600,000, and by a subsequent Act, the said Sum or any part thereof then remaining to be raised, was authorized to be borrowed and taken up upon the Credit of the Land Revenues of the Crown. Soon after the passing of this last-mentioned Act, a Contract was entered into with the Royal Exchange Assurance Company, as stated in our former Report, for a Loan of £300,000, on Interest at £5 per Cent. payable half yearly. In December 1816, upon finding it requisite to avail ourselves to the full extent of the power given by the before-mentioned Acts, we applied to the Governor and Directors of the said Company, to know whether it would be convenient for the Company to make a further Loan of the £300,000, remaining to be raised, upon the Security aforesaid, and were informed that the Company had made such an appropriation of their Funds, that they did not deem it expedient to add to the advances they had already made on Account of the New Street.

54 Geo. 3. cap. 70.

We then communicated with the Governor and Company of the Bank of England, in order to ascertain whether they would be inclined to advance the amount required ; when, after considerable discussion, they signified their readiness to accommodate the Public Service. On a reference, however, of the proposed arrangement to their legal Advisers, they were of opinion, that the Bank were restrained from making such Loan on the security of the Act by which we were empowered to borrow ; and His Majesty's Law Officers concurring in that opinion, a Bill was proposed to Parliament, and passed into a Law, by which any Person or Persons, or any Bodies Politic or Corporate, or Companies whatsoever, were empowered to lend any part of the Sum of £600,000 remaining to be raised on the Security and for the Purposes aforesaid, without prejudice to the security before given to the Royal Exchange Assurance Company, for the Sum previously raised. Soon after the passing of that Act, we concluded our arrangements with the Bank, and received from them the further Loan of £300,000, making up the whole of what we were authorized to borrow under the Acts before mentioned. From those Loans, and from other Funds applicable to the expences of the New Street, we have received in the whole, on account of that Undertaking, the several Sums of which the following is an Abstract :

(176.)

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Amount



	£	s.	d.
Amount of Loans from the Royal Exchange Assurance Company and the Bank - - - -	600,000	0	0
Produce of Sales of certain Estates of the Crown, and of Fee Farm Rents - - - -	111,344	19	10
Fines on renewals of Crown Leases - - - -	16,259	4	8
Rents of the Estates of the Crown - - - -	149,900	11	8
Rents of Property in the line of the New Street -	16,098	9	8
Dividends on 3 per Cent. Consols and Reduced Bank Annuities, and Interest on Purchase of Exchequer Bills - - - -	37,363	2	3
Produce of Sale of Stock transferred under the Act 54 Geo. 3. cap. 70 - - - -	179,379	15	4
Produce of sale of Building Materials - - - -	3,821	8	0
	£	1,114,167	11 5

According to the Plan ultimately settled for forming the Street from Pall Mall to Portland-place, for continuing Charles-street and Jermyn-street to the Haymarket, for widening Jermyn-street at its communication with Saint James's-street, and for erecting a new Market in lieu of the old Saint James's Market, the whole number of Houses which it will be requisite either to take down, or so to alter as to make it necessary to obtain possession of them, is 785.

Of these, 430 belonged in Fee to the Crown, previously to the passing of the New Street Act, and 355 to other Proprietors.

Of the 430 which belonged to the Crown, 340 were held on Leases of different durations, and 90 by Persons who had continued to occupy them as Tenants at Will after the expiration of former Leases.

In addition to the Interests of the immediate Lessees under the Crown, and those of the Freeholders in the before-mentioned 785 Houses, we had to negotiate for the Purchase of the Interests of Lessees, Sub-lessees or Occupiers, in 520 of those Houses; and we have proceeded in those negotiations as follows :

1. The Leasehold Interests under the Crown in 302 Houses, have been purchased or agreed for, subject in some cases to Sub-leases; and 38 are still to be acquired.

2. Of the Freehold Interests of other Proprietors, those in 342 Houses have been purchased or agreed for, subject also to the subsisting Leases; and those in 13 Houses remain to be purchased.

3. The entire Interests of Lessees, Sub-lessees or Occupiers, in 438 of the Houses referred to under the 1st and 2d heads before mentioned, have been purchased or agreed for, and there are certain Interests still unbought up in 257 of those Houses; but the purchase of several of these Interests may be dispensed with, by postponing the intended Alterations until the expiration of the existing Leases.



THE 79th section of the New Street Act, authorized the formation of an entire new Sewer from the North end of Portland-place, under and along the line of that Street, and of the New Street, to the River Thames at Scotland-yard. The New Sewer.

In our last Report we stated that Work to be then nearly completed, that we had reason to believe it had been well executed; and that the Estimate, amounting to £54,000, would not be exceeded.

On the completion of this New Sewer, it was proposed, as had been originally intended, to make use of it for relieving the King's Scholars Pond Sewer, and Hartshorn-lane Sewer, of a part of their drainage by means of a Collateral Cut, from King's Scholars Pond Sewer, along the lines of Brook-street and Hanover-street, into the New Sewer in Swallow-street, and by receiving the Hartshorn-lane Sewer at Cockspur-Street. We accordingly caused a Bill to be proposed to Parliament in the year 1816, for effecting these purposes, and for giving powers to make rates upon the Districts which would be benefited by such new drainage, in proportion to the extent to which they should make use of the same. But doubts having been expressed how far the New Sewer might be in its form, dimensions and mode of construction, capable of receiving the additional drainage proposed to be brought into it; and it having been also alleged that the Work was, in many parts, very imperfectly executed, we thought it right to postpone the proceedings towards extending the use of the New Sewer, until it could be ascertained by a careful inspection and examination, how far the doubts and allegations which had been brought forward concerning it, were well founded. We accordingly applied to Mr. Rennie, to undertake the enquiry and investigation necessary for this purpose; and Mr. Nash, who superintended the execution of the Sewer, being anxious to remove such of the imputations as might apply to him, had recourse to Mr. Telford to survey the whole line of the Sewer, and to report concerning the same; and the Contractors, on their part, had the Work inspected and reported upon by persons who had been employed in constructing similar Works.

From all the reports which we have received in consequence of these references, we are satisfied that very erroneous impressions have been entertained concerning the New Sewer, so far as regards its form, mode of construction, materials and workmanship; and although its dimensions do not appear to be such as to render it capable of receiving all the drainage proposed to be brought into it by Mr. Nash, yet it is the opinion of Mr. Rennie, as well as of Mr. Chapman, and Mr. Jessop, who assisted him in the Survey, and whose Reports, together with that of Mr. Telford, are inserted in the Appendix,—that it may be advantageously made use of to relieve the King's Scholars Pond Sewer of any proportion of its drainage North of Brook-street, by means of the proposed Collateral Cut, which would give an improved current to the drainage North of that Street. They have also given it as their opinion, after minute examination both of the King's Scholars Pond Sewer, and the New Sewer, that both together are not of a greater capacity than is necessary for the efficient drainage of the Western part of the Metropolis, heretofore drained by means of the King's Scholars Pond Sewer alone; and that the proposed line of the Collateral Cut, for connecting that Sewer with the New Sewer, from Brook-street through Hanover-street, is the best which could be adopted.

Appendix, No. 12.

It is therefore our intention to renew our application to Parliament in the next Session, for making this proposed communication from the King's Scholars Pond



Pond Sewer in Brook-street, along that Street, and through Hanover-square and Hanover-street, into the Regent's Park Sewer in Swallow-street, without interfering with the Hartshorn-lane Sewer, which, on the suggestion of Mr. Rennie, has been returned to its former course.

The expense of making this communication, according to an Estimate with which we have been furnished, would be £8,000; and that of the Sewer already formed, including all charges of superintendence, has amounted to £54,888. 17. 2.

If Parliament shall think fit to sanction this measure, and to grant the necessary powers (in addition to those which already exist) for rating the Property proposed to be drained by means of the intended collateral Sewer, and the Regent's Park Sewer, the annual Sum which it would be necessary to raise in order to afford a fair return on the Capital expended in forming the Sewer, and for keeping it in repair, would not exceed £5,500; and if a fair apportionment of this sum should be made over all the Property to be drained by these Sewers, the Rate to be paid on account of each House would be so inconsiderable as to afford no just ground for objecting to a measure, which, in the judgment of the able and experienced Engineers above named, will benefit the general Drainage of the Western parts of the Metropolis.

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Paving.

56 Geo. 3. cap.128.

THE same Bill which contained the before-mentioned Clauses with respect to the Sewer, contained also provisions for Paving, Lighting, and Watching the New Street.—That part of it which related to these objects, having passed into a Law, we have, under the authority thereof, agreed with the Commissioners of Pavement for the Parish of Saint James Westminster, for the purchase of the Materials of all the old Pavement on so much of the Line of the New Street as is within the bounds of that Parish, and the pavement of that part of the New Street is now placed under the jurisdiction of the Special Commissioners of Pavement appointed under the said Act. But with respect to the Parish of Saint Mary-le-bone, it was agreed between us and the Vestrymen of that Parish, and provided for by the said Act, that the Paving, Lighting, and Watching of the New Street, within the bounds of that Parish, should remain under the jurisdiction and controul of the said Vestrymen, they undertaking to execute the same to the satisfaction of the Commissioners having the direction and management of the Paving, Lighting, and Watching of other parts of the New Street.

Indemnification  
for Land Tax,  
Poor Rates, &c.

The New Street Act provided, that whatever deficiency might arise, during the progress of the Work, in the Assessments for Land Tax, for the Relief of the Poor, and for Paving, Cleansing, and Lighting, should be made good to the several Parishes, but that the sums, so to be made good, should be refunded whenever the Houses to be built should be rated upon higher rentals than those upon which the Houses to be pulled down were previously rated.

Expenditure.

Under the several Heads—of Purchases of Freehold and Leasehold Property, including Compensations for the Good Will of Occupiers;—of the expense of forming the New Sewer;—of Paving, and of Indemnity to the Parishes for the loss of Poor and other Rates payable by the Commissioners during the progress of



of the Work, under the provisions of the New Street Act ;—of Interest of Money borrowed ;—of Architects and Surveyors Bills, Law Charges, Salaries, and other contingent Charges ;—the Expenditure, up to the present time, has been as follows ; viz.

	£	s.	d.
Purchases of Freehold and Leasehold Property, including Compensations for the Good Will of Occupiers, Rents of Leasehold Houses purchased, Interest on Purchase Monies, Gratuities to Tenants at Will, &c. - -	809,296	8	10
The expense of forming the new Sewer - - -	54,888	17	2
Purchase of additional Ground Rents - - -	6,750	16	0
The expense of Paving, and indemnity to the Parishes for the loss of Poor and other Rates - - -	18,969	16	9
Interest of Monies borrowed - - - -	73,132	6	6
Architects, Surveyors, and Solicitors' Bills, Salaries, Office Rent and Incidents, Treasury, Parliamentary and Auditor's Fees, Insurances against loss by Fire, and Allowances to Persons keeping charge of untenanted Houses, &c. - - - - -	36,661	4	11
	£	999,699	10 2

The return for this heavy Expenditure has hitherto been inconsiderable, as, in letting Ground for New Buildings, it is, we believe, an invariable practice to allow one, two or more years at a pepper corn rent, in proportion to the extent of the undertaking. We have, however, made considerable progress in letting the Ground for New Buildings ; and from the enquiries or applications made, in the course of the last year, by persons desirous of taking other Ground, we have reason to believe that the whole Line will be let for building, whenever we shall have so far completed our negotiations with the present Occupiers, as to give the intended New Lessees unincumbered possession. The Sites actually let are those forming the whole Line of the Street from Pall Mall to Vigo-lane, and thence on the East side of the New Street as far as Chapel-court, the continuation of Charles-street and of Jermyn-street into the Haymarket, the site of a new Market, and of several Plots of Ground in Market-lane and the Haymarket, the Ground forming the Circus in Oxford-street extending South to Princes-street and North about 29 feet, and part of the Ground in Langham-place.

The Rents agreed to be given are, at the rates of three and four Guineas per foot for the Ground forming the Quadrangle opposite Carlton House, called Waterloo-place, according to its depth ; two Guineas per foot for that in continuation of Charles-street and Jermyn-street into the Haymarket ; half a Guinea per foot for the Ground in Market-lane ; and a gross sum of £647 for the new Market and the Ground in the Haymarket from Jermyn-street, South for about one hundred and forty feet ; three Guineas per foot for that from Charles-street to the North side of Piccadilly, including the Circus, and a considerable Building erecting for the *County Fire Office* ; two Guineas and a half per foot for that forming the Quadrant from the North of the said last-mentioned Circus to the junction of Swallow-street and Vigo-lane ; three pounds four shillings per foot for that from Vigo-lane on the East side of the New



Street, and extending North to Chapel-court; and one pound eleven shillings per foot for the frontage towards Warwick-street and Beak-street; three Guineas per foot for the Ground forming the Circus in Oxford-street; two Guineas and a half per foot for a Plot of Ground extending North from that Circus to Castle Street, Cavendish-square; and two Guineas per foot for the Ground in Langham-place.

In some of these lettings the rents exceed what were calculated upon, on the original formation of the Plan, and in none of them do they fall short of those then estimated. In some instances, where parties have taken large Plots of Ground, and have applied for permission, after the erection of the buildings, to lay additional Ground Rents thereon, not exceeding in any case One Guinea per foot, we have agreed to buy up such additional Ground Rents, on behalf of the Crown, at sixteen years purchase, being at the rate of  $6\frac{1}{4}$  per cent. Interest for the purchase money for the period of the Leases, which in all such cases have been for 99 years. In some instances, in which parties have desired to purchase, according to a Valuation, the old Materials upon the Sites which they have agreed for, and to pay for such materials by additional rents, calculated at the rate of five per cent. on the Value thereof, we have agreed to that mode of disposing of such old Materials.

In all cases we have stipulated, that the Land Tax charged upon the property in the line of the Street should be redeemed, the new Lessees agreeing to pay an additional rent, equivalent to the dividends of the Stock transferred by us for such redemption.

The only Improvements which are so far completed as to give the Public the benefit of the convenience connected with them, are those adjoining the Opera House, and the continuation of Charles-street and Jermyn-street into the Haymarket.

The whole of the Street between Piccadilly and Pall Mall will, however, be opened in the course of the present Summer, and the further Improvement which will arise from the widening of Jermyn-street, at the West end, we hope will be completed before the end of the year. With a view to that object, we have already purchased the Interest of the Crown Lessee in the whole of the property which will be affected by the proposed improvement, and have also made arrangements with the occupiers for obtaining possession of their houses, under the powers given us by the 19th section of the New Street Act.

For the purpose of the alterations in the neighbourhood of Charles-street, it became necessary that we should purchase the Interest of the Earl of Galloway in a house then occupied by his Lordship in that Street, which though not required to be taken down, would be deprived of the Stable Yard and Office Buildings connected therewith, in order to make way for the Buildings fronting the New Street. In this state of the Property we took measures for disposing of the Dwelling-house, either by letting it on Lease, or by the Sale of the Fee, and ultimately agreed, with the approbation of the Lords of the Treasury, and under the authority of the 24th section of the New Street Act, to convey the same in Fee to Pascoe Grenfell, Esq. for the sum of Eleven thousand pounds, subject to a Condition of our providing a Site for Stable Offices on the Crown Land, as near to the House as could conveniently be found, and conveying the same to Mr. Grenfell in fee, at a price to be settled by two persons mutually to be named, or an Umpire in case such two persons should disagree.

The

Sales of Property  
not wanted for the  
New Street.



The only other instance in which we have hitherto exercised the powers of the said Section, in absolutely disposing of the Fee of any Property not wanted for the New Street, has been in agreeing to sell to the Earl of St. German's, a Site for Stable Buildings, on which we have also erected Stables and Coach Houses of equal extent, and containing equal accommodation with the Freehold Stables immediately adjoining his Lordship's House in St. James's-square, which were required for the Purposes of the Act.

From what we have stated as to the progress made, and the expences incurred, up to the present time, there can be no doubt that the ultimate cost will greatly exceed the originally estimated expense of the Undertaking. That excess is principally to be ascribed to the compensations which have been awarded for the Good Will of trade, and for the loss on furniture and fixtures, and the inconvenience created by the removal from private Dwelling-houses. These compensations, whether settled by a reference to arbitration, or by the decisions of Juries, have, in all cases, considerably exceeded the previous estimates of our Architect.

The difficulty of ascertaining by previous estimate the Amount of what might be awarded for Claims of this nature, was stated by Mr. Nash in the Report which accompanied the Plans and Estimates submitted to Parliament, in the following Words :

“ Good Will, which, if it has any precise meaning, must be the value of  
 “ established Trade, is of such a fleeting and fluctuating nature, so unsteady in  
 “ locality;—in this street to-day, in another to-morrow, as fashions and  
 “ caprice direct; often depending on personal conduct, and ability in Indi-  
 “ viduals, lasting no longer than they last; frequently on Capital employed;  
 “ and always, in some degree, influenced by National prosperity; that no  
 “ Valuation however well considered can be applicable beyond the present  
 “ day. Good Will, therefore, makes no part of these Estimates; but a  
 “ Schedule\* is annexed of what the probable Good Will would be, were it  
 “ demanded by every Tradesman or Shopkeeper having any permanent  
 “ Interest in the premises. And though this has been considered in detail,  
 “ and formed by comparison with the several instances where Good Will  
 “ actually paid could be ascertained, yet no reliance can be placed upon it as  
 “ an accurate Estimate.”

\* The Amount of the Schedule, which is included in the Estimate, is £143,770.

In the purchase of Freehold or Leasehold Property, not in the occupation of the immediate Owner, we have in general had reason to be satisfied with the correctness of Mr. Nash's Estimates. The accuracy of his calculations, in determining the expense of forming the new Sewer, and also of the paving of the Regent's Street, have been fully borne out by the prices at which those Works have been contracted for respectively.

The greatest part of the Purchases have been effected by private treaty, or by reference to arbitration; only nineteen instances having occurred out of all the negotiations in which we have been engaged, wherein it has been necessary to have recourse to the decisions of Juries; and in five of those instances verdicts were taken by consent, for Sums agreed to by the parties upon further negotiation in the interval between the issuing of the precepts for summoning a Jury, and their being actually impannelled.

That



Continuation of  
Pall Mall to Saint  
Martin's Church.

That part of the Improvement authorized by the New Street Act, which relates to the intended continuation of Pall Mall, eastwards to Saint Martin's-lane, is not yet commenced.

Nearly the whole of the Property which will be affected by that improvement belongs in fee to the Crown, but the greatest part of it, comprising all the Houses on the east side of the Haymarket, from the Theatre, southward to Cockspur-street, and also those on the North side of that Street, and in Suffolk-street, and Whitcomb-street, being held on Lease which will expire at Michaelmas next, we have thought it right to postpone taking any steps for proceeding with the intended Improvements till after that period, when the Property in question will revert to the Crown, unincumbered by any claims for the interests, or good will, of Lessees, Sub-lessees or Occupiers.

In the mean time we have given directions to our Architect to prepare such an Estimate of the Value of the said Property to be relet in its present form, compared with the rental which would arise from the projected improvement, as may enable us to submit to the Lords of the Treasury our opinion concerning the extent to which the Land Revenue of the Crown on the one hand, and the public convenience and ornament of the Metropolis on the other, would be relatively affected by laying out this Property in the manner authorized by the New Street Act, or by reletting it on repairing Leases.

Crown Lands  
appropriated, and  
Estates purchased,  
for the growth of  
Navy Timber.

Surveyor General's  
Fourth Report ;  
and this Board's  
First and Second  
Report.

THE Schedule of Land Estates (Appendix, No. 3.) of which Leases are directed to be granted by Treasury Warrants, comprises, as we have before stated, the Manor and Estate of Hampton in Arden in the County of Warwick. A part of that Estate consisting of Woodlands and some adjoining Lands well adapted to the growth of Timber, containing together 163A. 1R. 10P. In further prosecution of the Plan which was sanctioned in 1805, and which, as opportunities occurred, has been carried into effect, as stated in the preceding Reports to Parliament, for the application of all Lands of the nature above-mentioned, belonging to the Crown, to the formation of Plantations for Navy Timber,—this part of the Estate in question has been reserved and put under the management of this board, in the department of Woods and Forests. And among the Estates for which treaties for new Leases are now pending, are the Eckington Estate, in the County of Derby, and an Estate in the New Forest, called Cox Leaze and Pond Head Farm. Of the Eckington Estate 216A. 2R. 23P. consisting of Woods, with 21A. 3R. 20P. of adjoining Land, together 238A. 2R. 3P. have been reserved for Plantations of Navy Timber; and when the present Lease of Cox Leaze and Pond Head Farm shall expire in 1821, about 494 acres which are now comprised in the existing Lease of that Property, will be appropriated to the same Purpose.

In the Schedule which formed the Fourth Number of the Appendix to our last Report to Parliament, and which contained the particulars of Land Estates, directed by Treasury Warrants, to be granted on Lease, there was comprized an Estate in the County of Durham, consisting of divers parcels of Land, in the Manor of Chopwell. This Estate contained in the whole 896A. 2R. 24P. whereof three farms, together 421A. 0R. 12P. were authorized to be granted to Sir Henry Vane Tempest, Baronet, since deceased, for a term  
of



of 30 Years and 143 days, from 20th March 1812, at a net Annual Rent of £261. 19. The remainder of the Estate, 475A. 2R. 12P. consisting of Woodlands and Lands adjoining, fit for the Growth of Timber, was reserved for Plantations; and that part which was agreed to be granted on Lease, is now about to be resumed, and planted; the Representatives of Sir Henry Vane Tempest having, very recently, by Memorial to the Lords of the Treasury, prayed that they might be at liberty to surrender the Agreement, and that the Lands might be taken possession of by or on the part of the Crown.

Having referred that Memorial to the Land Surveyor employed by us, for the County of Durham, he has reported, that, in his opinion, these Lands are of more value for growing Timber, than for any other purpose to which they could be appropriated; that the part of the country in which they lie is particularly favourable to the Growth of Timber, as he had had an opportunity of seeing in the adjoining Grounds lately planted under our directions, which he considered to be the most flourishing Plantations of the same age in the North of England; and that he was clearly of opinion that it would be very advisable to comply with the request of the Memorialists, and to take the whole Estate into possession for planting. The Lords of the Treasury, on our Report to them of these circumstances, were pleased to authorize us to release the Memorialists from the Agreement entered into by Sir Henry Vane Tempest, to take possession of the Lands which were the subject of it, and to appropriate the same in future to the Growth of Navy Timber.

A further extensive and valuable addition to the Nurseries of Navy Timber, has been acquired since the date of our last Report, by the purchase from Lord Viscount Gage, of the finely wooded Estate called High Meadow, in the County of Gloucester, immediately adjoining to the Forest of Dean, and lying between that Forest and the River Wye. It was stated in that Report, that for reasons therein mentioned, it appeared to us to be desirable, that any future Purchases to be made by the Crown, of Woodlands, or Lands adapted for the Growth of Timber, should be limited to Lands lying near, or adjoining to the Royal Forests, or to other Plantations of Timber already belonging to the Crown, and that the Funds necessary for making such Purchases, should be provided by the Sale of the most detached and least productive of the present possessions of the Crown.

Purchase of High Meadow.

Page 35,  
2d Report.

Soon after the date of that Report, our attention was particularly called to this Estate, as one completely uniting all the objects which appeared to us most desirable; and our first care was to ascertain whether there was a prospect of the purchase being attainable on fair and reasonable terms.

After some communication with Lord Gage, we came so far to a satisfactory understanding on this point, as to feel ourselves authorized, with his Lordship's consent, and as a preliminary to our entering into any further negotiation, to have the whole Estate surveyed, and a Report made to us, of the extent and state of the existing Oak Woods and Plantations, and the general quality and fitness of the Land for farther plantations.

Having employed Mr. Robert Harvey, who is Agent to Lord Bagot, and several other Proprietors of large Timber Estates in Staffordshire, Shropshire, and Wales, to make this inspection, and to report the result, he stated to us, that, " If the present Woods, containing 2,229 Acres, had been under proper " care and management, they would have contained the finest, and most valuable



“ stock of Oak Timber that could be produced on the same space of Ground ;  
 “ that, if now preserved, they would very soon be stocked with a succession of  
 “ trees of the first quality ; that the trees which had been properly preserved,  
 “ were of the most thriving description ; and that the whole property was pecu-  
 “ liarly calculated for furnishing a constant succession of the best Navy Timber,  
 “ from the time that the oldest of the present trees (many of which are now of  
 “ from 60 to 80 years growth) shall have arrived at maturity.”

After receiving this Report, which was confirmed on our personal view of these Woods, it was agreed between Lord Gage and us, that we should purchase the Estate at a fair valuation by two competent Surveyors, one to be chosen on each side, with the usual powers to the two persons so to be selected, to name a third as Umpire, upon any point respecting which they might differ. Under this Agreement, Mr. Harvey was appointed by us, on behalf of the Public, to meet the Surveyor acting for Lord Gage.

The whole Property containing 4,257 A. 0 R. 15 P. and including all the Timber and Underwood, and also certain Forges, Mills, Lime Kilns, and Iron and Tin Works, was valued by the referees and umpire at £155,863. 3. 2. of which the Timber alone amounted to £61,624. 4. 0. Articles of Agreement, for the purchase at that price, were signed by Lord Gage and us, on the 15th May 1817, and it was stipulated that the Purchase Money should be paid by five equal yearly Instalments, together with Interest at £5 per cent. on so much as should remain unpaid, until the whole should be discharged.

This Agreement was ratified and confirmed by the Act of 57 Geo. 3. cap. 97. under which Sales have been made towards raising the said Purchase Money, of parts of the possessions of the Crown, within the Survey of the Exchequer, to the amount of £101,945. 6. 3. as mentioned in a former part of this Report.

We have also resold certain parts of what was included in our purchase of High Meadow, comprising a Corn Mill, two Forge Houses, and Appendages thereto, the Tolls of the Market House at Coleford, and about 423 Acres of Arable or Meadow Land, which either from their being detached and distant from the Woods and Lands intended to be planted, or from their high value as Farms, it would not have been advisable to retain for Timber ; and there are about 908 Acres of other Lands of the like description, which, for the same reasons, it is our intention to offer for Sale, leaving 2,925 Acres to be entirely appropriated for the growth of Navy Timber.

In the resale of the Land, and that of the Mill, Forges, and Market Tolls, we have obtained higher prices than those at which they were valued on the purchase by the Crown ; and as the value of Land has somewhat increased since that purchase was made, and the prices of Timber and Bark are now considerably higher than they were at that period, we are satisfied that, independently of the local situation of this Property in immediate connection with the Forest of Dean, and of its contiguity to Water Carriage (the Wye River forming the boundary of the principal Woods), the whole transaction will be found to have been beneficial to the Public.

In addition to this purchase of High Meadow, we have bought for planting, a Freehold Farm, called Ellwood, of about 110 Acres, immediately adjoining one of the Inclosures in Dean Forest, and nearly surrounded by Forest Land, for the Sum of £2,000 ; and a Cottage and 29 Acres of Land, which was inter-



intermixed with the High Meadow Woods, called Blanch's Farm, for the sum of £840: And we have very recently been authorized by the Lords of the Treasury to purchase for a price not exceeding £22 per Acre, about 114 Acres of Land fit for the growth of Oak Timber, which intersects two Woods already belonging to the Crown, and reserved for the same purpose, part of the Estate of Gillingham in Kent, formerly in Lease to Multon Lambard, Esquire.

Purchase of  
Blanch's Farm.

Purchase of Land  
at Gillingham.

The Freehold Lands, part of the former possessions of the Crown, which have been appropriated for the Growth of Naval Timber, within the period of this Report, in addition to those before reserved, and the Lands purchased and already in Timber, or about to be planted for Nurseries, contain in the whole as follows:—

FORMER POSSESSIONS OF THE CROWN:

	A.	R.	P.
The Lands part of Hampton in Arden Estate, in the County of Warwick	163	1	10
The Lands part of the Eckington Estate, in the County of Derby	238	2	3
Cox Leaze and Pond Head Farm	494	0	0
The remaining part of the Chopwell Woods Estate, in the County of Durham	475	2	12
	1,371	1	25

PURCHASED:

	A.	R.	P.
The portions of the High Meadow Estate	2,925	0	0
Ellwood Farm	110	0	0
Blanch Farm	29	0	0
	3,064	0	0
Acres	4,435	1	25



## P A R T II.

DEPARTMENT  
OF WOODS  
AND FORESTS.

HAVING, in our two last Triennial Reports, given some account of the proceedings for the Improvement of the Royal Forests, we shall continue to follow that course, and to state as shortly as possible, the measures depending at the date of our last Report, which have been since completed, those which are still depending, and some others, which appear to us to be expedient to be undertaken.

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Dean Forest.

THE whole of the 11,000 Acres authorized by the Acts of 20 Charles 2. and 48 Geo. 3. to be severed from the Waste, and to be appropriated to the growth of Navy Timber, in Dean Forest, have been inclosed and planted, and the Plantations in general, are now in a very flourishing state. These, together with the 300 Acres of Freehold Land belonging to the Crown, mentioned in our last Report, and the Lands lately purchased, and intended for Timber, as above stated, will make 14,335 Acres of inclosed Land in and adjoining to this Forest, entirely given up to the growth of Naval Timber; the whole of which Lands are, from the nature of the soil, and the convenience of water carriage, probably better adapted for that purpose than any other tract of Land in the Kingdom, lying together, and of equal extent.

It was stated, in our Second Report, that a number of Encroachments had from time to time been made, not only on the borders, but in many cases in the interior of this Forest.

By an Act of the 52d of the King, we were authorized to grant Leases, for a Term of 31 Years, of all such Encroachments as had been taken in within a period not exceeding 20 Years before the passing of that Act, and for such Rents as, according to the circumstances of each case, we should think reasonable and proper.

According to a Return, which has been made to us since the passing of the said Act, it appears that there are, in Dean Forest, 780 Houses and 2,243 parcels of Land, containing above 1,600 Acres, which have at different times been encroached, and which have been occupied for periods of greater or less duration, without the Occupiers paying any Rents, or acknowledgment for the Rights of the Crown over the same. It became our duty to take measures for restoring or maintaining those Rights over the numerous possessions in question, which had been unlawfully acquired. But as many of the Encroachers had incurred considerable expense in erecting their Dwellings, and bringing the Lands into cultivation, and as they had been in a great measure encouraged, or at least never effectually interrupted in doing so, till after the regular annual Inspections of the Forests, which were first undertaken by Lord Glenbervie, the late Surveyor General of Woods, and have since been continued by us, it would have been deemed a measure of severity, if not of injustice, to have attempted to resume possession of the Encroachments, or even to require the Occupiers to pay the full value of the spots which they had improved, and had been long accustomed to look upon as their own. We therefore proposed to them, that they should have Leases granted for 31 Years, at rents which were nearly nominal, being in no case more than one-fourth of the value of the property, and that they should conform to certain conditions to be prescribed by



by us, one of which was, that they should plant and preserve, for the use of the Crown, a certain number of Oak Trees in their Hedge rows; but we are sorry to add that, with very few exceptions, these terms have been refused.

As we should not be justified in permitting the uninterrupted occupation of those Encroachments, till the lapse of time shall render the recovery of the rights of the Crown still more difficult than at present, we have, under the advice of His Majesty's Law Officers, directed informations to be filed against some of the persons who, from their circumstances, or from their being most active in rejecting the offers of Leases, appeared to us the fittest to be proceeded against in the first instance.

We trust that this course will only be necessary to a small extent, as the expenses incident to such legal proceedings would be ruinous to most of the parties, and in general very disproportioned to the value of that which they so unadvisedly contend for.

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THE new Inclosures of 765 Acres, mentioned in our last Report as having been set out in lieu of the same quantity (part of the 6,000 Acres authorized to be kept inclosed at one time), which had been thrown open, have been fenced and drained, and the whole will be planted in the course of the next planting season, so that the full quantity of 6,000 Acres of inclosed Forest Land continues to be appropriated to the growth of Timber. These, together with 480 Acres of Freehold Land belonging to the Crown, which were stated in our last Report to have been planted, and the 494 Acres mentioned in a former part of this Report as being to be applied to the same purpose, will make in the whole 6,974 Acres of inclosed Plantations in this Forest.

New Forest.

Since the passing of the Act of the 39th and 40th Geo. 3d. which gave power to the Verderors to enquire of unlawful Enclosures, Purprestures, and Encroachments in New Forest, to impose Fines upon persons so offending, and to cause the Encroachments to be abated; the unlawful practices which had formerly prevailed in this Forest to nearly as great an extent as in Dean Forest, have been completely checked; but many Encroachments, which had existed previously to the passing of that Act, having become valuable additions to the possessions with which they were held, have not been taken away. In every such case, an option has been given to the Occupier, either to purchase the Fee of the Encroachment, or to take a Lease of the same, under the authority of the said Act, and of that of the 52d of the King above referred to.

We have, in pursuance of such authority, sold various small Encroachments, which had been long previously occupied without any Rent or Acknowledgment being paid for the same. Several applications to purchase other Encroachments are now depending, so that we trust we shall receive the Value of His Majesty's Rights over the whole of the encroached Land in this Forest, which could now be reclaimed.

We have also, under the same authority, sold several other small parcels of Land on the borders of the Forest, which were of little value to the Crown, but were convenient for the Occupation of adjoining Estates, by the owners of which they have been purchased.



Appendix, No. 13.

A particular Schedule of the Sales so made, and of the Purchase Monies, is inserted in the Appendix.

By the Act of 9th and 10th William 3d. certain accustomed Rights to Fuel Wood, which belonged to different Estates in and bordering upon the Forest, were declared to be saved to the Proprietors of those Estates; and certain persons holding Offices in the Forest, also received allowances of Fuel.

Previously to the year 1809, when the subject of the Claims of Fuel was first brought under the consideration of the Lords of the Treasury by Lord Glenbervie, the quantity of Beech Timber annually assigned to satisfy these Claims amounted to 841 Loads.

The practice had been, to assign Timber of considerable value, very little of which was consumed as Fuel, and to allow the Claimants, or those to whom it was sold, to cut it down, and convert it in the Forest, without any restriction as to the time or mode of their doing so; and though several beneficial regulations had been established when Lord Robert Spencer was Surveyor General of Woods, whereby the abuses which had long prevailed with regard to the Fuel wood were materially checked, still the annual drain of so large a quantity was found to be extremely detrimental to the Forest. The Lords of the Treasury in consequence authorized the Surveyor General to treat for commuting the Fuel Rights, either by annual Money Payments, or by the purchase in gross of the whole interests of the respective Claimants. Under this authority, annual Assignments to the amount of 266 Loads have been extinguished, of which, according to a Schedule inserted in the Appendix, 160 Loads had been assigned to persons holding Offices in the Forest, and 106 Loads have been purchased from those entitled in respect of private property.

Appendix, No. 14.

Another great evil has long prevailed in this Forest, by reason of the number of Horses remaining in the Forest at all seasons of the year; these Horses, which in general are of the most miserable description, have been reckoned to amount to between 2,000 and 3,000; and a great portion of them belong to persons having no right whatever upon the Forest.

During the last two years, measures have been taken by His Royal Highness the Duke of York, the present Lord Warden, in conjunction with us and the Verderors, to enforce the Law of driving the Forest, and to exclude all Cattle therefrom during the time of the Winter Hayning. Notice of these intended Drifts having been given by Public Advertisements, a great number of Horses were removed from the Forest in the course of the last Summer.

It was intended to have followed up these Notices, and to have impounded all Horses and Cattle found in the Forest during the period of the Winter Hayning; but doubts having arisen by whom and in what manner this Service ought to be performed, and what Penalty could lawfully be imposed upon the Owners of the Cattle taken and impounded within that time, it was deemed advisable to postpone the intended Drift till the opinion of His Majesty's Law Officers could be obtained on the questions,—how far the Law, as it now stands, is sufficient for protecting the Forest from the depasturing of Horses and Cattle in the Winter? or if not, in what manner and to what extent new provisions should be made for that purpose?

His



His Royal Highness the Lord Warden having directed a Case to be laid before the Attorney and Solicitor General, submitting these questions for their consideration and opinion, he has communicated to us a copy of the opinion given by those Law Officers, from which it appears that, according to the Statute of 9th and 10th William the 3d, cap. 36, it is expressly established that the Winter Hayning should commence on the 30th of October in each year, and be continued to the 12th of April in the following year; and that all Persons having Rights of Common are excluded from the exercise of those Rights during that time; that the Drifts of the Forest may be made by any of the Officers of the Forest appointed for that purpose, either at the time fixed by the Statute above mentioned, or at other periods of the year if thought necessary; that the Cattle of Persons having no Rights of Common may be impounded at any time, and those of Persons having Rights during the Hayning time; that the demands upon the Owners of Cattle trespassing must be regulated by the extent of the damage done by the Beast impounded and the necessary expense of impounding; and that Actions of Trespass may be maintained against those who have no Rights of Common, and that the same powers of Drift and impounding may be enforced against Persons having Rights of Common during the Fence Month, which is for fifteen days before and fifteen days after Midsummer Day.

As any Penalty to be regulated by the extent of the damage and the expense of impounding must be of such uncertain amount as to lead to tedious discussion, and perhaps expensive litigation; and as the remedy by Action of Trespass must also be attended with great Expense, it is suggested in the said opinion, that it might be very desirable that a fixed pecuniary Penalty should be inflicted on the Owner of each Beast found trespassing during the prohibited Seasons, to be recovered in the Court of Attachment; and that in default of payment within a given time, the Beast should become forfeited to the King, and be liable to be sold under the authority of the Verderors, by their own Officer.

His Royal Highness the Lord Warden concurring with us in thinking it desirable that application should be made to Parliament for such Powers as are above suggested, it is our intention forthwith to cause a Bill to be prepared and proposed for that purpose.

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IN Bere Forest, the planting of the different parts of the 1,417 Acres forming the Crown Property there, not before covered with Timber, has been continued in succession, as the young Trees in the Nursery were of a proper size to be planted out, and the parts which were covered with Timber have been regularly thinned where necessary.

Bere Forest.

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IN Alice Holt Forest, the Fences of the 1,600 Acres, allotted to His Majesty, have been completed, and 512 Acres, part thereof, have been planted, besides the 292 Acres of old inclosed Freehold Land formerly occupied with the different Lodges.

Alice Holt Forest.



Woolmer Forest.

WE stated in our former Report, that we had suspended our proceedings under the Act of the 52d of the King, for authorizing Inclosures in Woolmer Forest, in consequence of an intimation made to us from Parties having Interests in that Forest, that it was their intention to apply to Parliament for an Act to divide and inclose the same; but, as they did not follow up the Notices which they had given of such intended application, we have proceeded in fencing the 1,700 Acres, which, as we stated in that Report, had been set out for Inclosure; of which about 150 Acres have been planted during the present Winter, besides about 40 Acres of inclosed Land, formerly occupied with some of the Lodges.

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Delamere Forest.

By the Award of the Commissioners under the Act of the 52d of the King, cap. 136, for inclosing the Forest of Delamere, 4,096 Acres were ultimately allotted to the Crown; of which 191 Acres have been appropriated for the Endowment of a Church, directed by the said Act to be built in that Forest. That Church, together with a Parsonage House and Outbuildings, have been erected according to Plans approved of by the Lords of the Treasury; the Church was consecrated on the 27th of November 1817, and has been since regularly opened for the performance of public Worship.

Two small Parcels containing together 58 A. 2 R. 26 P. which formed part of the Crown's proportion of this Forest, but were detached from the other Allotments, and inconveniently situated for planting, have been sold, and the produce, amounting to £1,528. 18. together with £638. 12. 7. the Crown's share of the Surplus Money received on account of Lands sold to defray Expenses, and directed to be divided by the Act of last Session of Parliament, will be to be received by us, and carried to the General Fund of the Woods and Forests.

Of the other Allotments to the Crown, 2,313 Acres have been inclosed and planted, and the Fencing of the remainder is now in progress.

---

Parkhurst Forest.

THE quantity of Land appropriated to the Growth of Timber in Parkhurst Forest, including 278 Acres purchased of the Lords of the Manor of Alvington, and the Guardians of the Poor of the Isle of Wight, as mentioned in our last Report, is 900 Acres. There are besides 400 Acres, belonging in severalty to the Crown, which, having been used by the Barrack Department for the purposes of the Military Depôt, are reserved unplanted for Encampments and other Military purposes.

The whole has been fenced, and a considerable portion of the 900 Acres allotted for Timber has been planted. Of the remaining 400 Acres, there are about 250 which have not hitherto been required for any of the Military purposes for which they were reserved, but being properly fenced, the Herbage has been annually let by us, and the produce applied in aid of the General Funds of our Department.

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IN the month of April 1817; we received the Award of the Commissioners, appointed under the Act of 53 Geo. 3. cap. 148, for vesting in His Majesty certain parts of Windsor Forest.

According to that Award, there were allotted to His Majesty, in respect of His several Rights as Lord of the Forest, and of sundry Manors within the Boundaries thereof, as well as of certain Freehold Lands entitled to Rights of Common, 6,665A. 3R. 9P., which included 121A. 0R. 8P. part of certain specific portions of the Forest, which by the Act were required to form part of the Crown Allotment, but which exceeded the proportion to which His Majesty was entitled within the Parishes in which those specific Allotments were situated, and which were on that account to be paid for according to valuations fixed by the Commissioners.

By that Act, all the expenses of the Commissioners, Surveyors, and others, employed in carrying the same into execution, and of compensating His Royal Highness the Lord Warden, and other Officers of the Forest, on the cessation of their offices, which were thereby abolished, and of the necessary Fences for inclosing the Crown Allotments, and of the Roads in and over the same, were directed to be provided for by the Sale of such part of the Waste allotted to His Majesty, as should be sufficient for those purposes. The expenses actually incurred under these several heads, up to the present time, including the Value of Allotments exceeding the Crown's proportion, and also the difference in some Exchanges of Land made with adjoining Proprietors, which are to be provided for in the same way, amount to about £43,000.

Towards making provision for this expense, there have been sold out of the Waste so allotted to His Majesty, 1,886A. 2R. 32P. for the Sum of £25,917. 1. 0.; and we have received for the Timber on those Allotments, which has generally been sold to the Purchasers of the Land, and for what has been cut on Allotments still retained by the Crown, £25,563. 14. 11; but, as by the terms of the Act, the former of these Sums only will be applicable to the expenses before-mentioned, further Sales of Land must take place to raise about £17,111. 10. 0., which is still required to defray the whole of the expenses so incurred; and we have accordingly called upon the Commissioner named in the Act, on behalf of the Crown, to mark and set out such other part of the Waste as may be most fit to be sold, for raising a Sum sufficient to defray this charge and any other incident to the Crown Allotments.

In our last Report, we mentioned that we had not then obtained the ultimate decision on the Claim of the Marquis of Downshire,—that the Manor and Parish of Easthampstead were without the Boundaries of the Forest, and that His Majesty was not entitled to any Allotment in respect of Forestal Rights over the Waste of that Parish. In that case, a special Verdict in favour of the Claim of the Crown, was given on the trial of the question at the Assizes at Abingdon, subject to the decision of the Court of Exchequer thereon. That decision has since been obtained, and is, that His Majesty was entitled to Forestal Rights within the Manor and Parish of Easthampstead; but some doubts having afterwards arisen, whether those Rights were not restricted or diminished, by reason of its having been found on the Trial, that the Park of Easthampstead, though situated within the Manor and Parish, was exempt from the Laws of the Forest, it was agreed and provided, by an Act of the 56th of the King, cap. 132, that it should be referred to the present Solicitor General, whether, and to what extent, the said Rights of His Majesty were so restricted or diminished? His Award and Determination was, that



one fourteenth of what should be allotted to His Majesty, for the Forestal Right over the whole Parish, should be deducted. After allowing for such deduction, there were awarded to the Crown, 981 A. 2R. 22P. which are included in our general Statement of the whole Allotment.

The parts allotted to the Crown immediately adjoining Windsor Great Park, contain about 1,450 Acres; a great portion of which are of a quality peculiarly well suited to the Growth of Naval Timber. And it appearing to us that the objects of adding a valuable tract of Land to that already appropriated to the cultivation of Oak in other Forests, might be combined with the extension of the Great Park, and the enjoyment of the adjoining Royal Residence, we proposed to the Lords of the Treasury, that the present Fence between those new Allotments and the Park, should be kept up; and that (preserving all such of the present old Trees as should be deemed ornamental) the Allotments should be laid out in Plantations of Navy Timber, having convenient Rides or Drives through them; and the Lords of the Treasury having signified to us The Prince Regent's approbation of these suggestions, we have received their Lordships authority and directions to carry the same into execution; and we have taken measures accordingly.

Whichwood,  
Whittlewood, and  
Salcey Forests.

WE have continued the Plan mentioned in our last two Reports, of filling up the Coppices in Whichwood, Whittlewood, and Salcey Forests, in the Seasons following the cutting of the Underwood, with Oaks of a size and age likely to be past the browsing of Deer, before the subsequent laying open of those Coppices; but the success of this Plan has been by no means equal to that which has attended the transplanting Trees of a similar size in the Forest of Dean. In some of the Coppices, part of the Trees planted, promise to succeed; but it does not seem to us, that the measure can be depended upon for raising a proper succession of Timber, nor that any effectual means can be taken for that purpose, except by an entire separation of the Rights of the Crown from those of the Wardens, Lords of Manors, and others, having rights over the Forests, allotting to each, such portions in perpetuity as might be deemed equivalent to their respective rights, or by some arrangement for keeping the Coppices inclosed, till the young Plantations could be fairly beyond the reach of Deer and Cattle.

Exmoor Forest.

THE Act of 55 Geo. 3. cap. 138, for vesting in His Majesty, certain parts of Exmoor Forest, directed that twelve twenty-second parts of the whole Waste, quantity and value considered, should be allotted to His Majesty. In pursuance of that provision, the Commissioners by their Award, bearing date the 20th October 1817, allotted to the Crown, sundry portions of the Forest, containing together 10,262 Acres; and there belonged to His Majesty a Freehold Farm, situated within the bounds of the Forest, which contained 108 Acres.

Upon a full consideration of all the circumstances connected with this Property, and particularly its great distance from any other Estate of the Crown; the difference of opinion which prevailed, as to any considerable portion of it being adapted for the cultivation of Naval Timber, and the necessity of an entire new local Establishment, if it had been retained for that purpose, it appeared



appeared to us, that it would be most beneficial to the Interests of the Crown, to dispose of the whole; and being authorized to make such Sale, by the 67th section of the Inclosure Act, we caused public Advertisements and Hand Bills to be circulated, offering the whole Allotment, and the Freehold Farm above mentioned, in one Lot, to the person who should tender the highest price for the same, above a certain sum to be previously named by us, and deposited under a sealed cover, to be opened at the same time with the tenders, in the presence of the parties making such tenders, or of their Agents; we accordingly received seven different tenders, and that of John Knight, Esquire, of Portland-place, being the highest above the price settled by us, the same was accepted, and a memorandum of Agreement entered into on the 23d of July last, for the Sale to him of the property in question, for the sum of £50,122. Of this sum we received £25 per cent. at the time of Sale, and the remainder is to be paid on the completion of the conveyance, which we expect will very soon take place.

The purchase Money, in pursuance of the directions of the Act, will be carried to the general Account of the Woods and Forests Fund, at the Bank of England, and will be applicable, and accounted for in the same manner as the other Revenues of that Department.

Since Mr. Knight agreed for this purchase, he has represented to us, that he had also purchased a considerable Allotment of the same Waste, which had been made to Sir Charles Bampfylde; and that he was desirous of treating with us for the rights of the Crown to any Mines or Minerals which might be under that Allotment, and which were in this, as they are in all similar cases, reserved to His Majesty.

It does not appear from the enquiries which we have made, that there is any reason to suppose that there are Mines or Minerals of any value under the property in question; considering the rights of the Crown therefore in the present instance to be merely nominal, we have offered them to Mr. Knight for one year's rent of the Land, which has been reported to us to be about 3s. per Acre.

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DURING the proceedings of the Commissioners under the Act of the 55th of the King, cap. 190, for vesting in His Majesty certain parts of Brecknock Forest, *and for inclosing the said Forest*, it was represented to us, on behalf of many of the persons entitled to rights of Common over that Forest, that the Expense of executing so much of the Act as related to the dividing, allotting and inclosing, the portions of the Waste to which they might be respectively entitled, would in many cases be so great, as to exceed the value of their Allotments; that though they had concurred in this provision in the first instance, and which indeed had been adopted at their request, they had not foreseen that the expenses attending it would have been so great, nor had they calculated upon the depreciation in the value of Waste Land which had since taken place, and that under these circumstances, they requested our concurrence in stopping all further proceeding in execution of the Act.

Brecknock Forest.

Being clearly of opinion that it would not be expedient entirely to suspend the execution of the Act, but that it was material to the Interests of the Crown, that it should be proceeded in to the extent of allotting and awarding to His Majesty, the Moiety of what should remain after sufficient had been sold to defray



defray the expenses, we acquainted the Parties who had applied to us, that provided this was accomplished, we saw no objection to its being left to the option of those who were interested in the remainder, either to divide it in severalty, according to their respective Rights and Interests, or to hold it in common. It was therefore agreed to propose a Bill to Parliament for repealing so much of the Act of the 55th of the King, cap. 190, as related to the Division and Inclosure of the Moiety to be allotted to those having rights of Common, for authorising a separate Award to be made of the Crown Allotment, and for providing that the residue should remain open and undivided. That Bill having passed in the last Session of Parliament (58 Geo. 3. cap. 99,) the Commissioners for the Inclosure of this Forest have since confined their operations to making such a Survey and Valuation of the Waste, as may enable them to set out the Crown Allotment, which we propose to dispose of, in the same manner as Exmoor, as soon as the Commissioners shall have made their Award, which they expect to be able to complete in the course of this month.

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Sherwood Forest.

WITHIN the Forest of Sherwood in the County of Nottingham, and in the Township of Edwinstowe, there are two tracts of Waste Land, called the Hayes of Birkland and Bilhagh, containing 1,487 Acres; of which, the Soil, together with all the Timber and Wood growing thereon, belong to the Crown; and there are other open and waste Lands within the said Township, over which His Majesty has only Forestal Rights. There are within the Hayes of Birkland and Bilhagh many large and picturesque old Oak Trees, which are of little value except for the Bark, or for Firewood; but there being no young or growing Timber, the property of the Crown in this Forest has for many years past been wholly unproductive. We therefore gave Notice of our intention to apply to Parliament in the last Session, with the view of obtaining an Act for vesting in His Majesty, in severalty, such portion of the Forest as should be a fair compensation for His Majesty's Rights and Interests therein; and having fully considered the nature and extent of those Rights, with reference to what has been obtained on the Division and Inclosure of other Royal Forests, we transmitted the heads of our intended Bill to His Grace the Duke of Portland, Earl Manvers, and others, principally interested as Proprietors within the Manor of Edwinstowe, and having right of Common over the said Hayes of Birkland and Bilhagh. After considerable investigation and discussion, it was agreed, that one moiety or half part of this Waste, the Soil whereof is vested in His Majesty, should be allotted in consideration of such Right of Soil, and of all other His Majesty's Interests in the Forest, and that one thirty-second part of the other Wastes over which the Crown had some ancient, but long unexercised right, should be given in compensation for such right; that the residue should be divided among the Lords of Manors and others having rights of Common; that those to whom the other Moiety of Birkland and Bilhagh should be allotted, should have the pre-emption of the Timber at a valuation, or if they should decline to purchase the same, that it should be cut down and disposed of on behalf of the Crown, within two Years after the Allotments should be set out.

In conformity with these arrangements, the Bill was proposed to Parliament, and having passed on the 10th of June last, the Commissioners appointed thereby have proceeded in surveying and valuing the Hayes of Birkland and Bilhagh,



Bilhagh, and will be prepared to set out the Crown Allotment at their next meeting, which will be held in the present month.

As this Allotment, though the Soil is well adapted for the growth of Oak Timber, would not be of sufficient extent to form a proper Nursery, and as it is remote from any other possession of the Crown, and would, if retained, have required a New Establishment of Officers for its protection and management, it appeared to us that it would be advisable to dispose thereof; and we have accordingly agreed with the Duke of Portland, to sell the same to his Grace, together with the Timber growing thereon, at such price as shall be ascertained by Referees mutually named, or an Umpire, if the Referees do not agree, and that the Sum which shall be ascertained to be its Value, shall be taken in part of the purchase money of the Rectory and Advowson of the Parish of Saint Mary-le-bone, agreed to be purchased of his Grace, as hereinbefore mentioned.

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IN the last Session of Parliament, we also proposed a Bill for vesting in His Majesty, certain parts of Waltham or Hainault Forest, in the County of Essex. Waltham, or  
Hainault, and  
Epping Forests.

The Interest of the Crown in that Forest, consists of the Soil of about 3,000 Acres of uninclosed Land, partly stocked with Timber of different ages, and called "The King's Forest," or "King's Wood," and of all the Timber and Wood growing thereon; and of all Forestal Rights over about 9,000 Acres of other uninclosed Lands, the Soil whereof, together with the Timber and Wood, belong to different Lords of Manors and Proprietors of Estates surrounding the Forest.

Our first proposals were, that the whole should be disafforested; that two-thirds of the *King's Forest* or *King's Wood*, of which the Soil and Timber belonged to His Majesty, should be allotted to the Crown in severalty; and that the remaining third, discharged from the Depasturing of Deer, and all other Forestal Rights, should remain for the benefit of those entitled to Rights of Common; and that, of the remaining Waste, ten thirty-seconds should be allotted to His Majesty, leaving the remainder to be enjoyed as a Common, or to be hereafter divided and inclosed, as the Parties entitled to the benefit thereof, might afterwards agree amongst themselves.

To these proposals, so far as regarded the Inclosure of the Forest of Epping, over which the Crown only possessed the Forestal Rights, great objections were made; and a Deputation from the 21 Parishes which would have been affected by the measure, having been appointed to confer with us concerning the same, it was proposed by them, that the Crown should receive in severalty two-thirds of the King's Woods for the growth of Timber, and give up the plan of disafforesting the remainder.

These proposals were accepted by us, and a Bill, founded thereon, passed the House of Commons; but in consequence of Petitions which were presented during its progress through the House of Lords, setting forth that great injury was already done to the adjoining properties by the Deer, and that if they were suffered to remain in the King's Woods after the two-thirds to be allotted to His Majesty should be inclosed, the remaining third part would be



so overstocked, that it would be impossible to prevent their depasturing over the adjoining Lands, and that the injury would thus be greatly increased, it was agreed to withdraw the Bill, and that the subject should be reconsidered previous to the present Session of Parliament.

Having fully considered these Petitions, and the representations which have been since made to us, we have determined on renewing our application to Parliament, to propose that the Deer shall be entirely removed from Hainault Forest; and, though there are still some Parties, having considerable property and interest in that Forest, who object to the plan thus modified, we trust that their objections may be obviated, and that a measure, by which about 2,000 Acres of excellent Timber Land, most advantageously situated for the convenience of Water Carriage to the Dock Yards in the River Thames, may be added to the Nurseries for Navy Timber, will receive the sanction of Parliament, as no grounds of objection have been stated to us, which, in our judgment ought to avail against such objects of public utility.

Having inserted in the Appendix to our First Report, a Table showing the circumference of certain Oak Trees in the Forests and Woods therein mentioned, measured at six feet from the ground, at the different dates stated, and similar measurements having been subsequently taken at intervals of about two years, we think it may not be uninteresting to show the progressive growth of these Oaks, under the different circumstances of their age, situation, and shelter, in different parts of the Forests; we have therefore inserted in the Appendix to this Report, a Table of the circumferences of the same Trees, when they were first measured, and at each of the subsequent measurements, down to the present time.

Appendix, No. 19.

Office of Woods, &c.  
18th June 1819.

W. HUSKISSON. (L. S.)  
W. DACRES ADAMS. (L. S.)  
HENRY DAWKINS. (L. S.)



APPENDIX.







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### Appendix, No 1.

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A SCHEDULE of all LEASES of Land Estates, and other Hereditaments, belonging to the Crown, granted between the time of making to the Legislature the Second Report, and the time of making the Third Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues:—Showing the Dates of the said Leases; The Tenements or Hereditaments comprised therein; The Names of the Lessees; The Terms granted; The annual Value of the Premises, as returned on oath by Surveyors employed to survey the same; The Rents reserved; The Fines paid; and upon what other Considerations such Leases have been made: And showing also the annual Value of such parts of the Premises as had been before in Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid, for the preceding Leases thereof.—  
In TWO CLASSES, viz.

CLASS I. Comprising the Leases of such parts of the Premises as had been before in Lease.

CLASS II. Comprising the Leases of such parts thereof as had not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the former Leases comprised *other* Tenements or Hereditaments besides those contained in the new Leases, a *proportionable part* of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]



A SCHEDULE of all LEASES of LAND ESTATES and other HEREDITAMENTS, belonging to the Time of making the Third Report, of the Commissioners of His Majesty's Woods, Forests, comprised therein; The Names of the Lessees; The Terms granted; The annual Value reserved; The Fines paid; and upon what other Considerations such Leases have been in Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and the Leases of such parts of the Premises as had been before in Lease:—Class II. Com-

[Note.—In the Instances distinguished by an Asterisk (\*), in which the former Leases comprised *other* Tenements and Fines, is inserted in the last

## No. 1.

## CLASS I.—Comprising Leases of Lands and

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
ANGLESEA.			
1818. May 14.	The Profits of the original Seal and Præ Fines in this County, and in the Counties of Carnarvon and Merioneth - - - - }	Edward William Wynne Pendarves, Esq. - - }	30½ years, from 4th January 1816
BUCKINGHAMSHIRE.			
1815. December 16.	Certain Woodlands called Saint John's Wood, in the Parish of Chipping Wycombe - - }	Thomas Floyd, and others - - }	28 years, from 10th October 1814
1816. February 17.	Mustian's Farm, in the Manor of Eton - - }	The Rev. Dr. Heath - - }	{ 27 years and 94 days, from 8th July 1814 - - }
CARNARVONSHIRE.			
1818. May 14.	The profits of original Seal, &c. in this County - - }	E. W. Wynne Pendarves, Esq. - - }	Vide Anglesea.
DENBIGHSHIRE.			
1817. November 21.	All issues and profits of original Seal and Post Fines in this County and Montgomeryshire - - }	The Rev. John Rocke - - }	31 years, from 5th April 1814 -
DURHAM.			
1817. November 21.	The Island called Holy Island, with a Warehouse and divers Parcels of Demesne Lands, containing together, 582A. 3R. 5P. a Rabbit Warren, Quit Rents, Easter Dues, Harbour Dues, and Tithes - - }	Henry Collingwood Selby, Esq. - - }	29 years, from 10th October 1814
LANCASHIRE.			
1816. February 3.	A Farm within the Manor of Muchland, called Scales Park Farm - - - - }	John Hunter - - - - }	26½ years, from 5th April 1810 -
10.	A Farm within the said Manor, called Deep Meadows, and the Crown's proportion of Cow Park - - }	Leonard Addison and James Jackson - - }	The like Term - - -
17.	A Farm within the said Manor, called Gleaston Farm - - }	Thomas Ashburner - - }	The like Term - - -
MERIONETHSHIRE.			
1818. May 14.	The Profits of original Seal, &c. in this County - - }	E. W. Wynne Pendarves, Esq. - - }	Vide Anglesea.
MONTGOMERYSHIRE.			
1817. November 21.	The Profits of original Seal, &c. in this County - - }	The Rev. John Rocke - - }	Vide Denbighshire.
NORTHAMPTONSHIRE.			
1815. December 2.	The Manor and Estate of Bridgstock alias Brixstock - - }	John, Earl of Upper Ossory - - }	30½ years, from 5th April 1814 -
YORKSHIRE.			
1818. February 14.	A Grange or Farm, called Heworth Grange, situate in Heworth, near the City of York - - }	The Rev. John Acast, and Robert Bewlay - - }	21 years, from 25th March 1816



No. 1.

CROWN, granted between the Time of making to the Legislature the Second Report, and the and Land Revenues :—Showing the Dates of the said Leases ; The Tenements or Hereditaments of the Premises, as returned on Oath by Surveyors employed to survey the same ; The Rents made :—And showing also, the annual Value of such parts of the Premises as had been before Fines paid, for the preceding Leases thereof.—In TWO CLASSES ; viz. Class I. Comprising prising the Leases of such parts thereof as had not been before in Lease.

or Hereditaments besides those contained in the new Leases, a proportionable part of the former Annual Values, Rents Three Columns of this Schedule.]

Hereditaments which had been before in Lease.

No. 1.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Average Annual Amount, 226 7 8 reduced by Expenses attending the collection, and other outgoings, to 195 12 8	118 12 —	- - -	- - -	Average Annual Amount, 132 19 — reduced by Expenses attending the collection, and other outgoings, to 102 4 —	34 — —	740 — —
135 — —	124 10 6	- - -	- - -	60 — —	30 — —	200 — —
105 — —	96 3 —	- - -	- - -	50 — —	6 5 —	160 — —
Average Annual Amount, 306 1 10 reduced by the Rents and other outgoings, to 199 17 4	150 — —	- - -	- - -	Average Annual Amount, 219 3 10 reduced by the Rents and other outgoings, to 135 19 10	59 12 —	1,150 — —
201 8 8 exclusive of the value of the kelp.	165 17 10 and one half of the Net Proceeds of all the kelp which shall be made upon the Estate, or from Sea Weed gathered thereon.	- - -	To expend at least £4. 10. 6. yearly, in Bread and Wine, to be supplied to the Parish Church, for the Holy Sacrament, an abatement to that extent having been made in settling the rent, on account of this Charge on the Lessee. The sum of £263. 18. 0½. paid by the Lessee, for the Crown's proportion of the expenses of executing the Act for inclosing and dividing the Waste Lands within the Island.	130 — —	16 5 —	680 — —
- - -	256 4 6	- - -	- - -	*134 15 10	— 4 9½	—
658 16 6¾	71 4 6	- - -	- - -			
- - -	406 4 6	- - -	- - -			
337 1 5	332 19 6	- - -	- - -	184 14 —	67 3 4	1,100 — —
445 2 3	440 6 6	- - -	- - -	150 — —	21 — —	460 — —
2,277 18 10¾	2,162 2 10	—		£ 947 13 8	234 10 1½	4,490 — —



No. 1. CLASS II.—Comprising Leases of Lands and Hereditaments which had not been before in Lease.

DATES of LEASES.	Premises Granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value, per Surveys, on Oath.	Rents reserved in the Leases.	Fines paid for the same.	Other Considerations for the Leases.
1817. Nov. 21.	CARNARVONSHIRE.  All Quarries, Rocks, and Beds of Slate-stone, Lime-stone, and other Stone, within the Com- mons or Waste Lands in the Parishes of Llan- lechid and Dwygfilchi, in the Hundred of Uchaf otherwise Ugh- aphe - -	George Hay Dawkins Pennant, Esq. - -	31 years, from 10th Oct. 1816	not ascertain- able	5 - - and 1-9th part in value of all the Slatestone, Limestone, and other Stone.	-	-
1818. July 1. *	DERBYSHIRE.  Divers parcels of Land at Clifton, escheated to His Majesty - -	James Godfrey De Burgh, Esq. and Elizabeth his wife, (before Elizabeth Hayne, widow) -	45 years, from the 5th April 1797	- - -	- - -	- - -	Reward for the dis- covery of the Crown's Title, and the Ex- penses of prosecuting the Commission of Escheat.
1819. Feb. 10.	KENT.  A small parcel of Land, with the Cotrage erected thereon, in the Parish of Gillingham -	Richard Phillips	26½ years, from 5th April 1816	- 5 -	- 5 -	- - -	The Expenses in- curred in building the Cottage.
				£ - 5 -	5 5 -	-	

\* Note.—The above-mentioned Parcels of Land at Clifton, County of Derby, are of the annual Value of £44. 10. 8. and were demised by this Lease to Mr. and Mrs. De Burgh, at a Rent of £15 per annum, which annual Value and Rent are here omitted, because the same have been before inserted in Article No.1, Class 2, of the Appendix to the Fourth Triennial Report of the Surveyor General of the Land Revenue, dated 6th April 1809, which Article contains the particulars of a Lease of the same Parcels of Land dated 17th April 1807, and granted to John Hayne, Esq. (since deceased,) but on a Suit before the Court of King's Bench, declared void by the Court, by reason of some deficiency in the proceedings for finding the Crown's Title to the Premises, which deficiency has lately been supplied.



Appendix, No. 2.

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A SCHEDULE of all LEASES of Messuages or Tenements and Curtilages, belonging to the Crown, granted between the time of making to the Legislature the Second Report, and the time of making the Third Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues:— Showing the Dates of the said Leases; The Premises comprised therein; The Names of the Lessees; The Terms granted; The annual Value of the Premises, as returned on oath by the Surveyors employed to survey the same; The Rents reserved; The Fines paid; The Insurances to be made against Fire; and upon what other considerations such Leases respectively have been made: And showing also, the annual Value of such parts of the Premises as had been before Lease, by the last preceding Surveys or other Accounts; and the Rents reserved and Fines paid for the preceding Leases thereof.—In TWO CLASSES; viz.

CLASS I. Comprising the Leases of such parts of the Premises as had been before in Lease.

CLASS II. Comprising the Leases of such parts thereof as had not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the former Leases comprised *other* Houses and Grounds, besides those comprised in the new Leases, a *proportionable part* of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]



No. 2.

CLASS I.—Comprising Leases of Messuages or

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1816.	MIDDLESEX.		
March 15.	A Messuage on the North Side of New-street, Spring Garden	Edward Ellice, Esq.	{ 47 years and 113 days, from 19th June 1828 }
April 20.	A Messuage on the North Side of Little Ryder-street	William D'Arcy Todd, Esq.	57½ years, from 5th April 1815
September 30.	A Piece of Ground, at the corner of Piccadilly and Tichborne-street, with a Messuage lately erected thereon	Samuel Stone, Esq.	70 years, from 5th April 1813
—	A Messuage on the North Side of New-street, Spring Garden	Charles Shawe Lefevre, Esq.	{ 47 years, and 113 days, from 19th June 1828 }
—	A Messuage, and a Building behind the same, on the South Side of Jermyn-street, now used as an Hotel	-	59 years, from 10th October 1822
	Also,		
	A Messuage on the East Side of Duke-street, Saint James's, adjoining Eastwards to the last-mentioned Premises, together with the exclusive use of the Passage on the North Side thereof, during the last 48 years of the term; but excepting, during the same 48 years, a portion of the site of the said Messuage on the South Side thereof	Robert Miller, Hotel Keeper.	70 years, from 10th October 1811
	And,		
	One other Messuage on the South Side of Jermyn-street, but excepting a small break or piece of Ground at the South End of the Western boundary of the site thereof	-	65½ years, from 5th April 1816
October 8.	A Piece of Ground, with two Messuages lately erected thereon, and an exhibition room behind, on the North Side of King-street, St. James's	John Wilson, Esq.	70 years, from 5th April 1809
1817.			
March 6.	A Capital Messuage, with Garden and Pleasure Ground, at Twickenham	George Pocock, Esq.	{ 59 years and 230 days, from 22d February 1815 }
November 21.	A Messuage, and a Building behind the same, on the West side of Bury-street	The Reverend John Brett	57½ years, from 5th April 1816
1818.			
March 16.	Two Messuages on the South Side of High Holborn, and Workshops behind the same, on the North Side of Black Horse Yard	Thomas Williams	{ 57 years and 71 days, from 31st July 1815 }
—	A Piece of Ground on the South Side of Jermyn-street, and West Side of Duke-street, with three Messuages lately erected thereon	John Elliot, Esq.	70 years, from 10th October 1811
May 26.	A Messuage on the North Side of King-street, St. James's square	John Presland	44½ years, from 5th April 1816
June 29.	A Messuage on the West Side of Bury-street	Thomas White, at the nomination of John Shephard, Esq., James Wadmore the younger, and Thomas Handley, Trustees under the will of Thomas Foster, deceased	61 years, from 5th April 1814



Tenements which had been before in Lease.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
220 — —	137 11 —	636 — —	3,500 — —	- - -	81 16 3	13 8 4	61 14 6
60 — —	36 8 —	341 — —	900 — —	£100 Repairs - -	26 — —	3 15 —	50 — —
27 18 — besides the value of old Materials	A Pepper Corn for the first year, thenceforth 34 13 — including old Materials	- - -	700 — —	£900 expended in erecting the said Messuage upon part of the Ground, the re- maining part of the Ground being laid to the street, for the purpose of improving the eutrance into Tichborne street from Piccadilly -	* 48 — —	4 2 3	107 17 3
240 — —	150 4 6	694 — —	3,500 — —	- - -	* 141 13 9	23 4 9	106 18 2
150 — —	93 16 —	- - -	2,100 — —	£1,500 Repairs - -	* 100 — —	12 10 —	73 6 8
50 — — for the first 22 years, during which time the pre- sent House is deemed capable of standing; and, for the remainder of the term, a Ground Rent of 31 18 — including an equivalent for the value of old Mate- rials	32 18 6 until 10 Oct. 1833; and 31 17 — afterwards	1,384 — —	900 — — to be in- creased to 1,000 — — when the new Messuage shall be built and covered in	£250 Repairs, and £1,200 at the least to be expended in erecting a substantial Messuage on the site of the present building, imme- diately after Michaelmas 1833, when the subsisting lease of the adjoining Pre- mises will expire - -	* 28 2 6	4 13 9	21 17 6
84 — —	52 11 —	- - -	1,500 — —	{ £700 Repairs and Im- provements - - }	* 60 — —	3 9 2	40 — —
77 — — besides the value of old Materials	A Pepper Corn for the first year, and afterwards 100 5 6 including old Materials	- - -	2,200 — —	{ The Costs, Charges, and Expenses incurred in erecting and finishing the said two Messuages - }	* 86 9 5	13 2 6	166 15 4
300 — —	186 9 6	1,764 — —	8,000 — —	£500 Repairs - -	250 — —	3 — —	220 — —
45 — —	26 18 —	213 — —	800 — —	£180 Repairs - -	32 — —	2 10 —	35 — —
116 — —	71 14 —	635 7 2	1,900 — —	£460 Repairs - -	* 64 — —	4 10 —	15 4 7
36 7 — besides the value of Materials	A Pepper Corn for the first year, and 54 2 6 afterwards, including old Materials	- - -	1,400 — —	{ The Costs, Charges, and Expenses incurred in erecting and finishing the said three Messuages - }	50 — —	8 2 6	40 — —
72 — —	46 — —	408 — —	1,100 — —	£250 Repairs - -	32 — —	3 15 —	30 — —
50 — —	31 13 —	331 2 —	900 — —	£100 Repairs - -	28 — —	2 4 5	13 9 3



No. 2.

CLASS I.—Comprising Leases of Messuages

Dates of Leases.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
	MIDDLESEX—continued.		
1819. January 12.	A capital Messuage, with domestic and Stable Offices, Garden and Pleasure Ground, in Privy Garden -	Archibald, Earl of Cassillis	99 years, from 5th July 1806
	Also,		
	A Piece of Ground, Part of Privy Garden - -	- - -	{ From 5th April 1808, during H Majesty's pleasure -
February 10.	Two Messuages on the West Side of Bury-street -	Thomas Adcock Grindall, Esq.	{ 48½ years, from 10th Octob 1819 - - -
12.	Two Messuages on the South Side of Jermyn-street, now used as an Hotel - -	Samuel Barlow -	61 years, from 5th April 1816
March 20.	Six Messuages on the North Side of High Holborn -	- - -	- - -
	Six Messuages on the South Side of High Holborn, with a Tenement and Smith's Shop behind one of the said Messuages - - -	- - -	- - -
	One Messuage in Princes-street -	Benjamin Worthy, Esq.	{ 57 years and 91 days, fro 11th July 1815 -
	Fourteen Messuages on the West Side of Newton-street -	- - -	- - -
	Nine Messuages on the East Side of Newton-street -	- - -	- - -
	A Plot of Ground on the North Side of High Holborn, with eight Messuages standing thereon - -	- - -	- - -
	A Plot of Ground on the South Side of High Holborn, with six Messuages standing thereon - -	- - -	- - -
	A Plot of Ground on the West Side of Newton-street, with a Messuage standing thereon - -	- - -	- - -
	And,		
	A Plot of Ground on the East Side of Newton-street, with some old Buildings standing thereon - -	- - -	- - -
	MARY-LE-BONE PARK ESTATE.		
1817. August 4.	A Plot of Ground, containing 2A. OR. 14P. in the South West part of the said Park, with a Capital Messuage, Lodge, Coach-houses, Stables, Kitchen, and other Offices and Outbuildings standing on part thereof -	David Lance, Esq. nominee of James Burton, Esq. -	99 years, from 10th October 18
	SURREY.		
1816. October 16.	A House and Office Buildings, with a Garden and detached Stabling, at Richmond Green - -	Sir David Dundas, Baronet	41½ years, from 6th April 1834
1818. January 5.	A Capital Messuage, with Offices and Gardens, near Palace-lane, Richmond - -	- - -	{ 25 years and 349 days, fro 26th October 1834
	Also,		
	A Cottage and Garden in Palace-lane aforesaid -	- - -	61 years, from 10th October 18
	Also,		
	A Piece of Ground in the Palace Court, or Green Court, adjoining to the said Cottage and Garden - -	Whitshed Keene, Esq.	- - -
	And,		
	A Piece of Ground, situate between Palace-lane and the Palace Court, or Green Court, at Richmond (lately held by Miss Pedley), to be used as a Garden, and the site of the second range of new Stables and Coach-houses adjacent to that Garden -	- - -	53¾ years, from 5th January 18



Tenements which had been before in Lease—continued.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath, &c.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for NEW LEASES.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
525 — —	A Pepper Corn for the first year and three quarters, and afterwards 207 4 10½ also, the fur- ther Rent of 22 5 — from 5 July 1806, in respect of Land Tax re- deemed	— — —	6,000 — —	{ £9,000 expended in erect- ing the said Messuage and Offices, and the expense of inclosing the Pleasure Ground with iron railing — — }	*159 18 —	31 1 10	95 18 10
0 2 6							
108 — —	67 10 —	569 — —	1,800 — —	£150 Repairs — —	68 — —	8 10 —	25 — —
180 — —	111 12 —	1,113 — —	2,300 — —	£300 Repairs — —	*128 6 6	6 9 8	83 15 9
242 — —	604 18 —	5,084 15 —	17,850 — —	£3,795 Repairs — —	604 — —	50 — —	220 — —
298 10 —							
26 — —							
244 — —							
151 — —							
143 17 — exclusive of old Mate- rials	390 12 6 including an equiva- lent for the value of old Materials	— — —	9,800 — —	{ £13,800 to be expended in erecting fourteen new Houses and other Build- ings on the Ground — — }	604 — —	50 — —	220 — —
140 19 — exclusive of old Mate- rials							
3 3 — exclusive of old Mate- rials							
15 — — exclusive of old Materials							
121 15 —	{ 71 15 — for the first two years, and 121 15 — per annum for the re- mainder of the Term }	{ — — — }	{ Such Sum as shall be fully equal to two- thirds of the cost of erect- ing the said Capital Messuage and other Buildings }	The Costs, Charges, and Ex- penses incurred in erecting and finishing the said Capital Messuage, and other Build- ings — — —	As the relative Values of the several different Parcels into which this Estate may hereafter be divided, to be granted on Lease, in exe- cution of the proposed Plan for the Improvement thereof, cannot now be ascertained, no accurate apportionment of the former Values, Rents, and Fines, applicable to the Ground comprised in this Lease, can be made; and therefore the whole Amount thereof was given in the three last columns of the Schedule, printed in the Appendix No. 3. to the Second Triennial Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, dated 18th March 1816.		
90 — —	55 2 —	185 — —	2,000 — —	£350 Repairs — —	40 — —	9 5 —	40 — —
230 — —	60 — —	— — —	4,000 — —	{ The Expenses of erecting the said Capital Messuage, &c. and of subsequent Im- provements; and £650 to be expended in Repairs — }	100 — —	{ 20 — — 10 — — — 10 — }	58 — —
36 — —	A Pepper Corn for the first three quarters of a year, and £26 afterwards	228 — —	800 — —	{ £400 Repairs, &c. of the Cottage; and £550 to be expended in erecting Stables, &c. on the said Ground — }	*6 — —	2 — —	3 18 11
— — —					*25 — —	7 10 —	9 7 6
23 6 8	23 6 8	— — —	— — —	{ The surrender of the ex- isting Lease, dated 1st October 1814, granted to Miss Elizabeth Pedley — }	20 — —	20 — —	—
4,088 16 2	2,744 9 0½	13,586 4 2		£	2,179 6 5	267 14 2	1,518 14 3



No. 2.

CLASS II.—Comprising Leases of Messuages or Tenements which had not been before in Lease.

DATES of LEASES.	Premises granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value, per Surveys on Oath.	Rents reserved in Leases.	Fines paid for Leases.	Insurances to be made against Fire.	Other Considerations for Leases.
1817. April 30.	MIDDLESEX. A Plot of Ground on the North Side of White- hall-place, with two Messuages lately erect- ed thereon - - }	John Garden, Esq.	{ 99 years, from 5th April 1813 }	{ £ 130 4 — }	{ A Pepper Corn for the first two years, and afterwards 127 14 — }	{ — }	12,000	{ The Costs, Charges, and Expenses of erect- ing and finishing the said two Messuages.
1819. Jan. 12.	A Plot of Ground on the North Side of White- hall-place, adjoining Eastwards to the last- mentioned Plot, with a Messuage lately erect- ed thereon - - }	John Holroyd -	{ 99 years, from 5th April 1813 }	{ 60 18 — }	{ A Pepper Corn for the first year and a half, and afterwards 59 2 — }	{ - - - }	5,000	{ The Costs, Charges, and Expenses of erect- ing and finishing the said Messuage.
—	A Plot of Ground on the North Side of White- hall-place, adjoining Eastwards to the last- mentioned Plot, with a Messuage lately erect- ed thereon - - }	John Holroyd -	{ 99 years, from 5th April 1815 }	{ 58 16 — }	{ A Pepper Corn for the first year and a half, and afterwards 57 — — }	{ - - - }	5,000	{ The Costs, Charges and Expenses of erect- ing and finishing the said Messuage.
1819. Mar. 20.	SURREY. A Messuage with Stable, Yard, and Garden, at Peckham (escheated to His Majesty) - }	William Carter -	{ 49 years, from Christmas 1814 }	{ 16 — — }	{ 16 — — }	{ - - - }	1,000	{ Reward for the dis- covery of His Majesty's Title; and a provis- that he shall forthwith grant to Robert Hay- ward an underlease of those parts which the said Robert Hayward then enjoyed (with an exception of two rooms at the reduced rent of £15 10. a year, for 20 years from Christmas 1814; and under the covenants and condi- tions contained in the Lease which the said Robert Hayward took of the Executors of the will of Elizabeth Anne Eaton, the last pro- prietor.
				£ 265 18 —	259 16 —	—		



Appendix, No. 3.

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A SCHEDULE of LAND ESTATES and MINES, directed by Warrants of The Right Honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leases from the Crown, but which Leases are not yet completed :—Showing the annual Value of the Premises, as certified by Surveyors upon oath ; The Names of the intended Lessees ; The Terms to be granted ; The Rents to be reserved and Fines to be paid for such Leases, and other Considerations for granting the same respectively ; And showing also the annual Value of such parts of the Premises as have been before in Lease, by the last preceding Surveys, or other Accounts ; and the Rents reserved and Fines paid for the preceding Leases thereof :—In TWO CLASSES, viz.

CLASS I. Comprising such parts of the Premises as have been before in Lease.

CLASS II. Comprising such parts thereof as have not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the last or present Leases contained *other* Tenements or Hereditaments besides those to be comprised in the intended new Leases, *a proportionable part* of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]



No. 3.

CLASS I.—Comprising Lands an

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>CAMBRIDGESHIRE.</b>		
The Manor and Estate of Burwell - - -	Gilbert Affleck, Esq. - - -	The Manor during pleasure, from 1st February 1813 - - And the Demesne Lands for 25 years, from 10th Oct. 1813 -
<b>CHESHIRE.</b>		
Certain Lands, called The Old Pale and New Pale, in Delamere Forest - - -	George James, Earl Cholmondeley	61 years from the date - N. B.—This Lease was passed Delamere Forest Inclosure
<b>CORNWALL.</b>		
Divers Lands within the Manor of Rialton and Reterth - - -	Peter Rowe - - -	{ 27 years and 64 days, from 7th August 1814 - -
<b>DORSETSHIRE.</b>		
The Demesne Lands of the Manor of Portland, with the Quarries, King's Pier, Cranes, Roads, &c. thereto belonging - - -	Mrs. Martha Steward and Gabriel Tucker Steward, Esq. (in Trust) - - -	{ 31 years from Michaelmas 1803, (subject to a Clause for resuming the whole, or any part of the Premises, at the pleasure of the Crown) - - -
<b>ESSEX.</b>		
Divers Messuages and Lands at Havering, containing 1,101A. OR. 3IP - - -	James Ellis, Esq. - - -	30 years from 10th October 1819
<b>FLINTSHIRE.</b>		
All Mines and Minerals within certain Lands in the Parish of Gwaenyscor, otherwise Gwainuscor, in the Lordship or Hundred of Prestattin - - -	Edward Jones, Esq. (since deceased)	{ 29 years and 255 days, from 28th January 1816 -
<b>KENT.</b>		
Certain Lands, formerly belonging to the late Monastery of Dover, called The Maison Dieu - - -	Robert Winthrop, Esq. - - -	{ 29 years and 134 days, from 29th May 1815 - -
Certain other Lands - - - Do. - - - Do. - - -	Thomas Pepper - - -	- The like Term - -
Certain other Lands - - - Do. - - - Do. - - -	John Dodd - - -	- The like Term - -
<b>LANCASHIRE.</b>		
A Farm, within the Manor of Muchland, called Aldringham Farm - - -	John Baldwin, and Thomas Goad, Yeoman - - -	{ 26½ years from 5th April 1810 -
A Farm, within the said Manor, called Aldringham Hall, or the Moat Farm - - -	John & Thomas Coward - - -	- The like Term - -
<b>LINCOLNSHIRE.</b>		
A Messuage and Lands in the Parish of Croft - - -	Robert Searby - - -	- 14½ years from 5th April 1817
The Manor or reputed Manor of Hogthorpe, and divers Messuages and Lands in Hogthorpe, Anderby, and Mumby - - -	Robert Clitherow, Gent. - - -	- 25 years from 10th October 1811



Hereditaments which have been before in Lease.

No. 3.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for NEW LEASES.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
531 11 3	502 19 —	-	{ To account, annually, to the Auditor of the Land Revenue, for the net Sum received from the Profits of the said Manor, and to pay the same to the Receiver General - -	{ * 294 13 8½	60 10 9½	734 15 7
680 9 11	143 10 —	-			{ £10,000, at the least, to be expended by the Lessee in Buildings and other necessary Improvements - -	{ 158 — —
under the authority and in pursuance of the Act, 52d Geo. III. cap. 136.				Note.—This Value, &c. included the Agistment, Herbage, and Pannage of Delamere Forest, which Rights have since been extinguished under the said Act.		
330 8 2¼	306 13 7	-	{ To defend, if necessary, the title of the Crown to the Common called Castle on Dennis Down, within and belonging to the said Manor, and to cultivate such parts of that Common as shall, upon a Survey, appear to be fit for cultivation -	{ * 165 19 10	23 8 4	1,108 6 10
136 12 11 (of the Demesne Lands only) - -	{ 123 8 — in respect of the Demesne Lands from the commencement of the Term; and an additional Rent of £40 from Lady-day 1812, in respect of the Sum of £500, to be paid by the Crown for repairing the Pier	-	{ A net Rent, or Duty, of 12d. per Ton, for all Stone actually raised from the Premises, during the term; and the Expense of keeping the Pier, and all Roads and Works thereto belonging, in good repair (except only with respect to Damages resulting from any such casualty as is commonly called "the Act of God," to be ascertained by arbitration) -		{ 47 — — (of the Demesne Lands only) - -	{ 20 — — including a Consideration for the Moiety of the Duty of 12d. per Ton for Stone raised from the Quarries, except for His Majesty's use, a Grant of which Duty was included in the last Lease of the Lands - -
1,385 — —	1,400 — —	-	{ £1,150 to be allowed to the Lessee by the Crown, upon proof being produced of his having laid out that Sum in repairing the Buildings -	{ 400 — —	1 — —	—
Not ascertainable	{ 1 3 4 per annum, and £1 10. per ton for Lead Ore, £1 10. per ton for Copper Ore, 15s. per ton for Caulk, and Calamine, and 1-8th part in value of all other Minerals	-	-	{ Not ascertainable	{ 1 3 4 per annum, and £1 2. per Ton for Lead Ore, £1 10. per Ton for Copper Ore, 12s per Ton for Caulk and Calamine, and 1-8th part of all other Minerals	—
281 — —	{ 140 — — 237 — — 50 — —	-	-	{ * 144 4 11	18 — 7	365 6 —
415 5 5¼	{ 216 4 6 246 4 6	-	-	{ * 84 19 2¼	— 3 —	—
317 3 —	250 11 6	-	{ £50 to be allowed to the Lessee by the Crown, upon Proof being produced of his having laid out that Sum in repairing the Buildings - And £30 as a Compensation for not getting possession of the Farm till some time after the commencement of the lease - -	{ 90 — —	11 5 —	800 — —
928 17 8	879 7 8	-	-	257 15 —	47 15 —	650 — —

(continued.)



No. 3.

CLASS I.—Comprising Lands and Hereditaments

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
LINCOLNSHIRE—continued.		
The Manors of East and West Deeping, and the old inclosed Lands, } new Allotments, Tenements, and Hereditaments thereto belonging - }	Bertie Greathead, Esq. and others (in Trust) - - -	{ The Manor during pleasure, and the Demesne Lands for 18½ } years, from 5th April 1815 - }
The Manor of Epworth with Westwood and Haxey; and divers Lands } and Tenements in Epworth, Belton, Ouston, and Haxey - - }	Alexander Johnson, Esq. at the nomination of Henry Frederick } Lord Carteret - - - }	29 years and 56 days, from 15th } August 1805 - - - }
Divers Parcels of Land in the Parishes of Weston and Cowbit - -	John Prudence and Thomas Rid- } lington - - - }	10 years, from the 5th April 1818
The Manors of Barrow, Barton, and Gouxhill, and divers Messuages } and Lands there - - - - }	Sarah Uppleby, Widow, and Charles } Uppleby, Esq. - - - }	{ The Manors during pleasure, } and the Demesne Lands for 20½ } years, from 5th April 1818 - }
A Messuage and Lands in Barrow and Gouxhill - - -	Francis Farr, Gentleman -	20½ years, from 5th April 1817 -
Several Messuages and Lands in Barrow - - -	Marmaduke Nelson Graburn and } William Graburn - - - }	20½ years, from 5th April 1817 -
NORFOLK.		
The Manor of Stockton Socon, with the Appurtenances, and several } Allotments of Land - - - - }	William Asheton Harbord, Lord } Suffield - - - }	14 years, from 5th September 1808
WARWICKSHIRE.		
The Manor of Hampton-in-Arden, with divers Messuages and Lands } therein (not including the Woodlands) - - - - }	George Lord Calthorpe - - -	21 years, from the 10th October 1818
A Farm, called The Site of the Manor of Hampton-in-Arden -	Robert Blake, Esq. - - -	27 years and 238 days, from 14th } February 1815 - - - }
YORKSHIRE.		
Two Farms in Sutton, called Sutton Grange and Greenthwayte Grange	Dame Ann Hoare Harland, Widow	18½ years, from 5th April 1817 -



which have been before in Lease—continued.

No. 3.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
1,122 18 10 <sup>1</sup> / <sub>4</sub>	790 7 3	-	{ To account annually to the Auditor of the Land Revenue, for the net Sum received from the Profits of the said Manors, and to pay the same to the Receiver General -	{ 371 2 9 <sup>3</sup> / <sub>4</sub>	{ 45 18 10 <sup>1</sup> / <sub>2</sub>	{ 270 — —
1,552 8 2	178 17 1 per annum, for the first Three Years and 56 Days; 1,157 10 7 for the Fourth Year, and 1,405 1 — per annum, for the remainder of the Term -	-				
111 19 9	101 10 —	-	{ £20 to be allowed to the Lessees by the Crown, when they have put the whole of the Gates and Fences on the Estate into a complete state of repair -	{ 23 1 —	2 17 7	100 — —
1,234 5 10	1,164 12 —	-	{ To account annually to the Auditor of the Land Revenue, for the net Sum received from the Profits of the said Manors, and to pay the same to the Receiver General -	{ 973 — 10	{ 871 — 4	{ —
170 3 7	157 3 6	-				
249 3 —	232 5 4	-	-	127 4 11	53 3 —	—
251 1 5 <sup>1</sup> / <sub>2</sub>	221 — — per annum, from 5 Sept. 1808 till Michael- mas 1813, and 238 10 — per annum, for the remainder of the Term	-	-	183 10 7	190 14 —	—
779 5 —	735 — —	-	{ The lessee to expend £650 at the least in under-draining, with bricks and tiles, certain Parcels of the Lands, and in fencing some new Allotment; and to defray three-fourths of the Costs of erecting a new Barn and other Farm Buildings -	{ * 274 18 —	{ 71 13 —	{ 296 — —
497 6 7	484 4 2	-				
221 8 2	195 19 2	-	{ The sum of £200 to be laid out by the Crown, in erecting a Barn on the Estate	{ 140 — —	15 4 4	220 — —
11,196 8 9 <sup>1</sup> / <sub>4</sub>	10,041 14 6	-	{ £120 at the least to be expended, within two years from the date of the Lease, in repairing the Farm House on Sutton Grange Farm -	{ 72 — —	9 11 —	900 — —
				4,415 7 3	1,675 6 6	8,114 8 5



No. 3.

CLASS II.—Comprising Lands and Hereditaments which have not been before in Lease.

Premises to be granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value, per Surveys on Oath.	Rents to be reserved in Leases.	Fines to be paid for the same.	Other Considerations for the Leases.
			£ s. d.	£ s. d.	£ s. d.	
CARNARVONSHIRE.						
All Quarries of Slatestone and Limestone, within a certain part of the Common or Waste called Ochor y-Kilgwyn, in the Parishes of Llandwrog and Llanwnda, or one of them	Thomas Jones, Esq. and others	31 years, from the date of the Lease	not ascertain-able	2 — — and 1-10th part in value of all Slatestone and Limestone, to be raised from the Premises	—	—
All Mines and Minerals within certain tracts of Waste Lands in the Parishes of Clinnog and Dolbenmaen, in the Hundred of Uchgorfai	John Jones and others	31 years, from 10th Oct. 1803	not ascertain-able	1 — — and 1-10th part in value of all Ores, Metals, and Minerals, to be raised from the Premises	—	—
DENBIGHSHIRE.						
Two Parcels of Land in the Parish of Abergele, with Two Cottages erected thereon, being parts of the Allotment set out for His Majesty, under the Act 48 Geo. 3. for “inclosing Lands in the Parish of Abergele, in the County of Denbigh”	James Kerfoot	21 years, from Martinmas 1815	96 1 11	A Pepper-corn for the First Year 90 — — per annum for the remainder of the Term	—	To divide the Land into Ten, or more, different Fields or Parcels, by a good Ditch and Quick Fence. The Sum of £30 to be paid by the Crown to the Lessee, towards the Sum to be laid out by him in the purchase of the Quick for the said new Fences, so soon as the said new Fences shall have been completed.
MIDDLESEX.						
A small Parcel of Land in the Parish of Hampton, being part of the Allotments set out for His Majesty, under the Act 51 Geo. 3, for “inclosing Lands in the Parish of Hampton, in the County of Middlesex”	Robert Thompson	61 years from 5th April 1817	2 10 —	2 10 —	—	£400 at the least, to be expended by the Lessee, in erecting a Cottage.
			98 11 11	95 10 —	—	



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Appendix, No. 4.

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A SCHEDULE of MESSUAGES or TENEMENTS and Curtilages, directed by Warrants of The Right Honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leases from the Crown, but which Leases are not yet completed:—Showing the annual Value of the Premises, as certified by Surveyors, upon oath; The Names of the intended Lessees; The Terms to be granted; The Rents to be reserved, and Fines to be paid for such Leases; The Insurances to be made against Fire; and other Considerations for granting the same respectively; And showing also, the annual Value of such parts of the Premises by the last preceding Surveys, or other Accounts; and the Rents reserved and Fines paid for the preceding Leases thereof.—In TWO CLASSES; viz.

CLASS I. Comprising such parts of the Premises as have been before in Lease.

CLASS II. Comprising such parts thereof as have not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the last or present Leases contained *other* Houses and Grounds, besides those to be comprised in the intended new Leases, a proportionable part of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]



No. 4.

CLASS I.—Comprising Messuages

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>BUCKINGHAMSHIRE.</b>		
A Piece of Ground, called Cock Close, with several Tenements and Buildings thereon, and an Acre of Land in South Field in Eton - - }	Mary Slatter and James Slatter -	50 years, from 5 July 1811
<b>KENT.</b>		
Three Houses, with Outbuildings, Yards, and Gardens thereto belonging, at Gravesend (the Ground being part of a Close called Block House Field) - - - - }	Thomas Burton, Esq. Secretary to the Commissioners of Excise - - - }	43½ years, from 5 Jan. 1832
A Messuage, with Offices, Garden, and Pleasure Ground, at Shooters Hill - - - - }	Thomas Lingham - - -	41 years, from 10 October 1839
<b>MIDDLESEX.</b>		
A Messuage on the West side of the Haymarket - - -	{ Edward Farnell Colwell, at the nomination of Frances and Caroline Derby - - }	65½ years, from 10 October 1812
A Messuage, and Offices, in Privy Garden - - -	- - - - -	16 years, from 2 August 1808
A Plot of Ground, being the greater part of the Ground on which the last-mentioned Messuage and Offices stand, for the Site of a Messuage and Offices to be erected thereon - - - }	Sir John Thomas Stanley, Bart. - - -	{ 83 years, to commence from end of the said 16 years, making up therewith 99 years
Two Messuages on the West side of Bury-street - - -	Thomas Adcock Grindall, Esq. -	48½ years, from 10 October 1819
Two Messuages on the West side of Duke-street - - - and, - - - }	Alexander Lamb (in Trust for James Delaney, Esq. and Elizabeth his wife) - - }	59 years, from 5 April 1809
Two Messuages in Duke's Court - - - - }	The Honourable James Abercromby - - - }	50 years and 113 days, from 19 June 1828 - - -
A Messuage on the North side of New-street, Spring Garden - - -	Richard Wall - - -	7 years, from 5 April 1823
A Messuage on the North side of Jermyn-street - - -	Frederic, Earl of Guildford -	{ 41 years and 47 days, from 17 February 1835 -
A Messuage and Garden on the West side of St. James's Place - - -	- - - - -	- - - - -
Six Messuages on the South side of High Holborn - - - and, - - - }	William Grainger - - -	50½ years, from 10 October 1822
Five Messuages on the East side of New Turnstile - - - }	- - - - -	- - - - -
Six Messuages on the West side of New Turnstile - - - and, - - - }	- - - - -	- - - - -
Two Messuages on the North side of Princes-street - - - }	Charles Rumfitt - - -	61 years, from 5 July 1819
A Messuage on the North side of Great Ryder-street - - -	Joseph Charles Davis - - -	61 years, from 5 July 1819
A Messuage on the North side of Great Ryder-street - - -	- - - - -	- - - - -
A Plot of Ground on the South side of High Holborn, with a Messuage standing thereon - - - - }	Mary Tolson - - -	68½ years, from 5 April 1819
A Plot of Ground on the South side of High Holborn, with a Messuage standing thereon - - - - }	Edward Bullock - - -	68½ years, from 5 April 1819
A Messuage on the North side of King-street, Saint James's Square - - -	Adam Lee - - -	37 years, from 10 October 1823
A Plot of Ground on the East side of Abingdon-street, and fronting the River Thames, with a House and other Buildings thereon - - }	James Richard Wood, Esq. -	{ 51 years and 342 days, from 28 April 1821 -
<b>MARY-LE-BONE PARK ESTATE.</b>		
A Plot of Ground, containing 1 A. 1 R. 20 P. in the South-west part of the said Park, with a capital Messuage, Lodge, Coach-houses, Stables, Kitchen, and other Offices and Outbuildings, standing on part thereof }	James Burton - - -	99 years, from 10 October 1817



Tenements which have been before in Lease.

No. 4.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for NEW LEASES.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
322 10 — including an equivalent for the value of the Materials of old buildings on the site of the inten- ded new Houses	304 10 —	- - -	7,280 — —	{ £1,400 to be expended in erecting three new Houses, and £335 in repairs	184 10 —	12 4 6	320 — —
158 — —	103 1 —	387 — —	2,900 — —	£250 Repairs - -	*18 2 6	2 5 4	26 5 —
70 — —	70 — —	- - -	{ Two-thirds of the value of the Buildings thereon	{ £2,000 to be expended in erecting a new Dwelling- house and Offices	*50 — —	20 — —	—
35 8 6 Annual Value of the Ground, including an equivalent for the value of old Materials	35 8 6	- - -	1,000 — —	{ £1,400 to be expended in erecting a new House	*43 12 9	5 — —	18 3 8
220 — —	220 — — from 10 Oct. 1808.	- - -	2,500 — —	£500 Repairs.			
Annual Value of the Building Ground, 144 18 — and, in lieu of the value of the Materials of the old Buildings, 38 8 6	A Pepper Corn for the first year and a half, and afterwards 183 6 6	- - -	{ Two-thirds of the cost of the new Buildings, being about 5,500 — —	{ £8,000 to be expended in erecting a new Dwelling- house, with Terrace and sub-Offices in the east front	*78 11 —	24 16 8	—
76 — —	51 12 —	475 — —	1,200 — —	£160 Repairs - -			
113 — —	66 — —	607 — —	2,100 — —	£390 Repairs - -	107 11 —	14 10 —	88 7 —
160 — —	99 13 —	541 — —	1,700 — —	£300 Repairs - -	*77 — —	12 13 10	58 — 6
75 — —	42 13 6	94 — —	1,000 — —	£200 Repairs - -	30 — —	2 14 —	30 — —
200 — —	124 15 —	452 — —	4,000 — —	- - -	121 9 —	121 9 —	—
564 — —	354 2 —	1,941 — —	10,400 — —	£1,500 Repairs - -	312 — —	41 5 —	130 — —
75 — —	48 8 6	460 — —	1,100 — —	£250 Repairs - -			
65 — —	43 17 —	396 — —	950 — —	{ £400 Repairs and new Offices	45 — —	7 15 —	135 — —
31 10 — exclusive of old Mate- rials	38 6 6 including an equivalent for the value of old Materials	- - -	1,100 — —	{ £1,500 expended in erect- ing a new Dwelling-house			
31 10 — exclusive of old Mate- rials	43 6 6 including an equivalent for the value of old Materials	- - -	1,100 — —	{ £1,500 expended in erect- ing a new Dwelling-house, and an Auction Room be- hind - - -	*84 — —	10 10 —	130 — —
70 — —	42 11 —	285 11 —	1,100 — —	- - -	50 — —	5 12 6	65 — —
220 — —	137 9 —	990 — —	2,500 — —	£170 Repairs - -	110 — —	13 15 —	130 — —
107 10 —	13 15 — per annum for the first two years, and 107 10 — per annum for the remainder of the Term	- - -	4,000 — —	{ The Costs, Charges, and Ex- penses incurred in erecting and finishing the said Capital Messuage, and other Build- ings - - -	Part of Mary-le-bone Park. Vide Note, Appendix, No. 2. page 51.		
2,777 15 —	2,116 10 —	6,628 11 —	—		1,311 16 3	294 10 10	1,130 16 2



No. 4.

CLASS II.—Comprising Messuages or Tenements which have not been before in Lease.

Premises to be granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value, per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurance to be made against Fire.	Other Considerations for Leases.
			£ s. d.	£ s. d.	£ s. d.	£	
MIDDLESEX.							
A Piece of Ground for a Garden, part of Hampton Court Green - - }	Henry Trail, Esq.	{ 29½ years, from 5th Jan. 1814 }	{ 14 — — }	14 — —	- - -	- - -	{ Expense of inclosing the Ground, and power to resume the premises at any time.
A Messuage at Hampton Court - - - }	Nathan Egerton Garrick, Esq.	{ 50 years, from 5th April 1812 }	{ 48 — — }	48 — —	- - -	800	£150 Repairs.
(This House was enjoyed, until her Death, by Mrs. Mary Anderson, formerly Under House-keeper at Hampton Court Palace.)							
A Plot of Ground for a Garden, on the South Side of the Bird Cage Walk, St. James's Park - - }	Thomas Read Kemp, Esq.	{ 31 years, from 5th April 1814 }	{ 17 17 6 }	17 17 6	- - -	- - -	{ The Costs and Charges of inclosing the Ground with Iron Railing, and of laying out the same as an ornamental Garden, with power to resume the Premises on six months notice, on repayment of a proportional part of the expense of inclosure.
A Plot of Ground for a Garden, on the South Side of the Bird Cage Walk, St. James's Park, adjoining westwards to the last-mentioned Plot - }	Jeremy Bentham, Esq.	{ 31 years, from 5th April 1814 }	{ 10 10 — }	10 10 —	- - -	- - -	Ut Supra.
A Plot of Ground on the North Side of Whitehall Place, with a Messuage lately erected thereon - }	Robert Todd	{ 99 years, from 5th April 1815 }	{ 58 16 — }	57 — —	- - -	- - -	{ The Costs, Charges, and Expenses of erecting and finishing the said Messuage.
			149 3 6	147 7 6	—		



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Appendix, No. 5.

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AN ACCOUNT of all FEE-FARM and other UNIMPROVEABLE RENTS which have been sold by The Commissioners of His Majesty's Woods, Forests, and Land Revenues, from the time of making their Second Report to the time of making their Third Report to the Legislature; and of the Purchase Money paid for the same; by virtue of an Act of Parliament passed in the 34th year of His Majesty's Reign, intituled "An Act for the better Management of the Land Revenue of the Crown, and for the Sale of Fee-Farm and other Unimproveable Rents;"—and of an Act, passed in the 50th year of His Majesty's Reign, intituled "An Act for uniting the Offices of Surveyor General of the Land Revenues of the Crown, and Surveyor General of His Majesty's Woods, Forests, Parks and Chases;"—which Purchase Money has been applied to the purposes of the New Street Act, 53 Geo. 3, cap. 121, pursuant to the Act 54 Geo. 3, c. 70.



No. 5. AN ACCOUNT OF ALL FEE FARM AND OTHER UNIMPROVEABLE RENTS, &c.

DATES of Certificates.	NAMES of PURCHASERS.	RENTS SOLD.	LAND TAX ALLOWED.	PURCHASE MONEY.
		ENGLAND.	£ s. d.	£ s. d.
		BERKSHIRE.		
1816. August 20.	Robert Palmer, Esq. - -	For East Park, in Soning - -	5 6 8	1 1 4
		CAMBRIDGESHIRE.		
July 9.	William Poole, Farmer -	For Lands at Burwell - -	- - 5	- - -
-	William Hurrel, Gent. - -	For Lands at Newton - -	- - 4	- - -
		DERBYSHIRE.		
11. 1817. May 23.	John Henry Duke of Rutland -	For a Grange and Easter Rolls and Tithes } in Dronesfield and Hounsfield - }	5 - -	1 - -
	William Clay, Esq. - -	For Lands at Pillesley - -	- 6 -	- - -
		DEVONSHIRE.		
May 23.	George Temple, Esq. - -	For Lands and Tenements in Tennio alias } Twynoe - - - - }	- 3 3	- - -
		For Do. in Henick alias Henock - -	- 3 3	- - -
1818. May 4.	Sir John Kennaway, Bart. -	For Lands and Tenements, called Cockspitts, } in Payhembury - - - }	- 3 3	- - -
		ESSEX.		
May 4.	Rev. James Blatch, B.D. -	Part of a Rent of 2s. 8d. issuing out of } Tenements called Crutchett Friars, in } Colchester - - - }	- 1 4	- - -
August 22.	Henry Lambert, Esq. - -	For Lands in Little Tay - -	- 6 6	- - -
		HEREFORDSHIRE.		
May 4.	John Smith, Esq. - -	For Lands in Laintwardine - -	- 6 8	- - -
		LONDON.		
1817. May 23.	Burgesses of Sheffield - -	For the Three Morrice Dancers in the Old } Change - - - }	- 8 -	- - -
		NORTHAMPTONSHIRE.		
1816. October 5.	Moses Lumby, Gent. -	For a Tenement in Stamford, St. Martins -	- 6 -	- - -
		OXFORDSHIRE.		
1818. July 24.	Arthur Jones, Esq. -	For Lands in Castleton - -	- 15 4	- 3 -
		SHROPSHIRE.		
August 27.	William Higgins, Surgeon -	For a Tenement in Newport - -	- 1 -	- - -



An Account of all Fee Farm and other unimproveable Rents, &c.—continued.

No. 5.

DATES of Certificates.	NAMES of PURCHASERS.	RENTS SOLD.	LAND TAX ALLOWED.	PURCHASE MONEY.
			£ s. d.	£ s. d.
1816.		SUFFOLK.		
March 26.	John Eley Kemp, Gent.	For Land in Cooledge (Risbridge Hun- dred)	— 2 —	2 14 —
July 9.	Roger Pettyward, Esq.	A Feodary or Castle Guard Rent of 3s. per Term, at Twenty Weeks to a Term, for one House and Buxhall Manor, per annum	— 7 9½	10 3 —
1817.				
Feb. 25.	John Baker and John Jannings, Churchwardens of Thurston Parish	For a Suit Fine there	— 1 —	1 7 —
August 2.	Thomas Weston, Esq.	For a Tenement and Land in Posling- ford, called Stradow Bush Farm (Hun- dred)	— — 5	— 12 6
1818.				
May 4.	Orbell Ray Oakes, Esq.	For Lands in Nowton	— — 8	2 — —
		For Lands in Nowton	— — 8	
—	John Frost, Esq.	For Hawkdon Hall alias Hawdon, in Ris- bridge Hundred	— — 10½	2 1 6
		For Langley's Tenement, in the same Hun- dred	— — 6	
—	Rev. Sam <sup>l</sup> Kilderbee, D.D.	For the Rectory of Easton	— 15 —	22 10 —
1816.		WORCESTERSHIRE.		
July 9.	Thomas Parkins, Miller	For the King's Mill, in Wiche	2 10 —	52 — —
1818.		YORKSHIRE.		
Dec. 31.	James Walker, Esq. Kingston- upon-Hull (Viscontiel Rent)	For the Farm of a Close of Pasture, in Mylton alias Myton	— 6 8	17 10 —
		For the Farm of a Close, called Gal- lowe Close, within the Lordship of Myton	— 5 —	
		£	17 18 7	408 11 6







Appendix, No. 6.

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A SCHEDULE of all Manors, Buildings, Lands, and other Hereditaments belonging to the Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, since the time of making their Second Report to The Legislature, by virtue of the Act 48 Geo. 3, cap. 73, to improve the Land Revenue of the Crown in England; or of the Act 54 Geo. 3, cap. 70, for the further improvement of the Land Revenue of the Crown:—Showing the Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names of the Purchasers; The annual Value of the said Premises, as returned on oath, by the Surveyors employed to survey the same; The Terms unexpired of the subsisting Leases at the time of the Sale, and the Purchase Money paid for the Premises; And also showing the annual Value of such parts of the Premises as had been held under Lease by the last preceding Surveys, or other Accounts; and the Rents reserved and Fines paid for the last, or subsisting Leases thereof.

[*Note.*—IN the instances in which the Leases contained *other* Premises, besides those which have been sold, and which are distinguished by an Asterisk (\*), a *proportionable part* of the last yearly Values, Rents, and Fines, is inserted in this Schedule.]



DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.
BRECKNOCKSHIRE.		
1817. June - - 12	The Manor of Penkelly Wallensis - - - -	Charles Claude Clifton, Esq. -
CAMBRIDGESHIRE.		
1819. February - 27	That part of Newmarket Heath, containing 171A. OR. 7P. which lies in the } Parish of Burwell, formerly part of the Burwell Estate - - }	Trustees for The Jockey Club -
DENBIGHSHIRE.		
1816. August - - 29	Several small parcels or slips of land, containing together 1A. OR. 27P. near } the Castle of Denbigh - - - - }	Patty Clough, W <sup>m</sup> - -
DEVONSHIRE.		
1816. April - - 19	The Manor of West Ashford, with the Appurtenances - - - -	John Williams, Esq. -
FLINTSHIRE.		
1818. December - 30	A Parcel of Land, containing 30A. 2R. 10P. in the Parish of Caerwys, allotted } to His Majesty in respect of His right of Soil, under the Act 49th Geo. 3d, } for "inclosing Lands in the Parish of Caerwys, in the County of Flint" - }	Sir Thomas Mostyn, Bart. -
GLOUCESTERSHIRE.		
1816. February - - 7	Three small Parcels, chiefly Garden Ground, containing together 1A. 2R. 20P. } with the Buildings thereon, near the Scite of the Castle of Gloucester, and } formerly held with the Office of Constable and Keeper of that Castle - }	John Phillpotts, Esq. -
HERTFORDSHIRE.		
1816. March - - 12	The Manor of Hemelhempstead - - - -	Joseph Thompson Halsey, Esq. -
NORFOLK.		
1818. November - 11	An Allotment of Land in the Parish of Emneth, containing 4A. OR. 18P. set } out for His Majesty under the Act 57th Geo. 3, for "inclosing Lands in the } "Parish of Emneth, in the County of Norfolk" - - }	Charles Metcalfe, Esq. -
RADNORSHIRE.		
1818. April - - 7	An Allotment of Land in the Parish of Pilleth, containing 36A. OR. 6P. set out } for His Majesty under the Act 52d Geo. 3, cap. 44, intituled "An Act for } "inclosing Lands in the Parish of Pilleth, in the County of Radnor" - }	Richard Price, Esq. -
SURREY.		
1816. June - - 15	Two Parcels of Land, containing together 14A. 2R. 0P. in the Parish of Chert- } sey, allotted to His Majesty, among others, under the Act 40th Geo. 3, inti- } tuled "An Act for dividing, allotting, and inclosing the open Common Fields, } "Meadows, Pastures, Commons and Waste Lands, in the Parish of Walton- } "upon-Thames, and the Manor of Walton Leigh, in the County of Surrey" - }	Edmund Boehm, Esq. -
WORCESTERSHIRE.		
1816. May - - 16	The Manor, or reputed Manor of Osmersley - - - -	Henry Geast, Esq. -



and other Hereditaments, &amp;c. sold by the Commissioners.

No. 6.

Annual Value, per Surveys on Oath.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
			Quit Rents, &c. collected by the Steward of the Manor appointed by the Crown.		
10 5 $\frac{1}{4}$	- -	425 — —	3 19 $5\frac{1}{2}$	3 19 $5\frac{1}{2}$	—
150 — —	- - -	1,282 10 —	* 66 5 3	13 12 3	165 4 5
5 16 — being computed at 5 per cent. on the Considera- tion Money	- - -	116 — —	- - -	Never in Lease.	—
150 — — being computed at 5 per cent. on the Considera- tion Money	- - -	3,000 — —	122 — —	11 18 3	—
42 14 $10\frac{1}{2}$	- - -	900 — —	- - -	Never in Lease.	—
28 18 6	- - -	717 15 —	Not ascertainable.	—	—
208 11 $2\frac{1}{2}$	- - -	7,300 — —	219 6 $11\frac{1}{4}$	193 1 $10\frac{1}{2}$	120 — —
8 4 6 being computed at 5 per cent. on the Considera- tion Money	- - -	164 10 —	- - -	Never in Lease.	—
14 — —	- - -	360 — —	- - -	Never in Lease.	—
34 8 9	26 years and 117 days -	132 — —	These Lands were included in the Lease of the Manor and Estate of Chertsey, granted, 14th June 1814, to His Royal Highness Frederick Duke of York; the particulars of which Lease are stated in the Second Report of the Commissioners of Woods, &c. to the Legislature, Appendix No. I.		
- - -	- - -	20 — —			
632 18 $10\frac{1}{4}$	- - -	14,417 15 — (†) See next page.	411 11 $7\frac{3}{4}$	222 11 10	285 4 5



No. 6. Schedule of all Manors, Buildings, Lands, and other Hereditaments, &c. sold by the Commissioners—*continued*.

(†) WHICH SUM OF £14,417. 15. 0. PURCHASE MONEY,  
has been disposed of as follows ;—*viz.*

	£	s.	d.
Placed to the Account called "The New Street Account," in the Bank of England, under the Act 54 Geo. 3, cap. 70	13,157	15	—
Placed to the Account called "The Navy Timber Nursery Fund," also there under the said Act 54 Geo. 3, cap. 70	1,260	—	—
	£ 14,417	15	—



Appendix, No. 7.

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A SCHEDULE of all Manors, Buildings, Lands, and other Hereditaments belonging to The Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, since the time of making their Second Report to the Legislature; by virtue of the Act 57 Geo. 3, cap. 97, intituled, "An Act for ratifying Articles of Agreement entered into  
" by the Right Honourable Henry Hall Viscount Gage, and the Commis-  
" sioners of His Majesty's Woods, Forests, and Land Revenues, and for the  
" better management and improvement of the Land Revenues of the Crown:" Showing the Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names of the Purchasers; The annual Value of the said Premises, as returned on oath by the Surveyors employed to survey the same; The Terms unexpired of the subsisting Leases at the time of the Sale; and the Purchase Money paid for the Premises; And also showing the annual Value of such parts of the Premises as had been held under Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid for the last, or subsisting Leases thereof.

[*Note.*—IN the instances in which the Leases contained *other* Premises besides those which have been sold, and which are distinguished by an Asterisk (\*), a *proportionable part* of the last yearly Values, Rents, and Fines, is inserted in this Schedule.]



No. 7.

Schedule of all Manors, Buildings, Land

DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.
1818.	ANGLESEA.	
May - - 23	A Messuage and Lands containing 48A. 3R. 6P. in Dironwey and Clegrock, } in the Parish of Llanddausaint otherwise Llaudusaint - - }	Sir John Thomas Stanley, Bart. - -
1817.	BERKSHIRE.	
December - 9	The Scite and Banks of Wallingford Castle, and divers other parcels of Lands, } containing together 20A. 3R. 18P. in Wallingford, with the Buildings } thereon - - - - - }	James Blackstone, Esq. LL. D. - -
- - 18	Divers Parcels of Land in Preston Crow Marsh in the Parish of Bensington, } near the Town of Wallingford, containing together 5A. 2R. 36P. - }	Robert Ashby and Robert Green - -
	A Parcel of Ground, containing 4A. 1R. 32P. in Wallingford - -	Charles Greenwood, Gent. - -
1818.		
February 21	Three Pieces of Land near the Town of Wallingford, containing together } 11A. 2R. 20P. - - - - - }	Edward Wells, Esq. - -
	A Piece of Meadow Ground at Wallingford, containing 7A. OR. 3P. -	Charles Atherton Allnat, Esq. - -
	A Piece of Meadow Ground there, containing 7A. 2R. - -	William Hilliard - -
	A Messuage and two Pieces of Land there, containing together 3A. 1R. 6P. -	John Jones - -
March - 28	The Reversion in the Crown expectant on the Failure of Heirs Male of Sir } Gilbert Talbot, Knight, Grantee in a Grant made 4th King Henry 8th, in } Heaths Land Farm, containing 36A. 3R. 36P. in Shinfield Parish - }	George Mitford, Esq. - -
April - 2	The Manor of Bray, with the Court House within the said Manor, and a Parcel } of Land thereto adjoining, containing by estimation 1A. 2R. - - }	Pascoe Grenfell, Esq. - -
- - 4	The Manor of Cookham - - - - -	George Bangley, Esq. - -
	A Messuage in Borr-street in Abingdon - - - - -	Thomas Collingwood - -
- - 7	A Messuage in Borr-street in Abingdon - - - - -	John Peisley - -
December - 19	Divers Slips or Parcels of Land, late part of the Ort Farm at Reading, containing } together 3A. 3R. 36P. - - - - - }	The Thames and Isis Navigation Commission
1819.		
May - - 4	A Piece of Garden Ground, containing 2R. 34P. in the Parish of New Windsor	John Secker, Esq. - -
- - 20	Bigshot Lodge, with Outbuildings, Yards, Gardens and Park, or inclosed Lands, } containing 97A. OR. 15P. - - - - - }	Sir William Wynn, Knt. - -
	And Four Allotments set out under the Windsor Forest Inclosure Act, of Waste Lands } in Wokingham Parish, containing 659A. 2R. 27P. - - }	Thomas Oliverson, Esq. - -
1819.	BUCKINGHAMSHIRE.	
January - 11	Two Dwelling-houses, with sundry Workshops and other Buildings at Eton -	John Jennings - -
	Two Pieces of Ground there, used as Wharfs - - - - -	William Henry Cutler - -
	Two Dwelling-houses with Sheds and Gardens there - - - - -	John Emony - -
	A Dwelling-house with sundry Sheds and other Buildings, and Garden there -	James Egelstone, Gent. - -
	A Pipe Manufactory, Stables and Ground there - - - - -	William Norwood - -
	A Piece of Ground there - - - - -	Henry Emlyn - -
	A Dwelling-house and Garden there - - - - -	George Milton Southcombe - -
1819.	CAMBRIDGESHIRE.	
January - 26	A Parcel of Land in Grantchester, containing 2A. 2R. 4P. escheated to the Crown, } on the conviction of Richard Kidman of Felony - - }	William Hunt, Esq. - -
March - 30	A Tenement, Offices and Garden, called The Nunnery, at Newmarket -	George Leigh, Esq. - -
May - 6	A part of Newmarket Palace - - - - -	{ John Holland, Thomas Holland, and S. h Rickards - - }
1817.	CHESHIRE.	
December - 30	The hundred of Namptwich, or, Office of Bayliffe of the said Hundred -	George James, Marquis of Cholmondeley
1818.		
March - 12	The common Bakehouse of Macclesfield, and all Customs and Profits thereto } belonging - - - - - }	Timothy Jones - -
1819.		
January - 7	A Piece of Ground with cretain old Buildings thereon, next Saint Martin's } Churchyard in Chester - - - - - }	Edward Ommanney Wrench, Esq. - -



nd other Hereditaments, &c. sold by the Commissioners.

No. 7.

Annual Value, per Surveys on Oath.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
51 10 —	- - -	1,432 5 —	8 9 2	1 15 10	35 — —
- - -	- - -	3,982 15 —			
- - -	- - -	460 — —			
- - -	- - -	413 — —			
181 4 11	- - -	1,549 10 —	* 61 13 9	15 15 9	233 16 9
- - -	- - -	757 4 6			
- - -	- - -	714 — —			
- - -	- - -	695 — —			
2 10 — being computed at 5 per Cent on the Considera- tion Money - - -	- - -	50 — —	—	—	—
108 — —	- - -	4,000 — —	- 175 13 9	66 15 7½	
83 14 7	- - -	5,760 — —	- - -	68 4 7½ and ⅓ of the casual profits.	—
9 10 —	1 year and 189 days.	185 — —	15 — —	1 17 6	60 — —
18 — —	1 year and 186 days.	370 — —			
19 4 9	- - -	851 5 —	* 6 4 1	1 7 7½	46 8 —
7 10 —	- - -	195 — —	- - -	Never in Lease.	—
237 10 — being computed at 5 per Cent. on the Considera- tion Money - - -	- - -	4,750 — —	- - -	Ditto.	—
- - -	- - -	330 — —			
- - -	- - -	360 — —			
- - -	- - -	345 — —			
72 — —	- - -	210 — —	10 — —	3 — —	20 — —
- - -	- - -	195 — —			
- - -	- - -	90 — —			
- - -	- - -	145 — —			
12 3 8	- - -	160 — —	—	—	—
15 15 — being computed at 5 per Cent. on the Considera- tion Money - - -	- - -	315 — —	- - -	Never in Lease.	—
50 10 — being computed at 5 per Cent. on the Considera- tion Money - - -	- - -	1,010 — —	- - -	Never in Lease.	—
11 18 —	- - -	200 — —	{ The Profits less than the Expenses - }	9 — —	—
60 — —	- - -	1,200 — —	30 — —	3 15 —	100 — —
15 — —	- - -	200 — —	* 6 12 1	— 15 10	24 14 9



No. 7.

Schedule of all Manors, Buildings, Land

DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.
1818.	CORNWALL.	
February - 7	The Manor of Carnanton, with the Appurtenances - - -	James Brydges Willyams, Esq. -
	DENBIGHSHIRE.	
October - 15	A Parcel of Land, called The Holt Castle Ditch; and certain small Pieces of Land held therewith; and all Rocks, Beds, and Quarries of Stone, under the same - - -	George Lord Kenyon .
1817.	ESSEX.	
August - 25	Two Parcels of Land, containing together 5A. 1R. 1P. in the Parish of Barking; with a House and other Buildings thereon - - -	Joseph Perkins, Esq. -
- - -	A Parcel of Land, containing Four Acres, in the Parish of Barking; with a Cottage thereon - - -	John Burnell, Gent. -
- - 29	A Piece of Ground, called Shackman's Grove, in the said Parish of Barking; containing 2A. 2R. 26P. - - -	John Atkinson, Gent. -
1818.		
August - 25	Three Parcels of Land, containing together 3A. OR. 33P. in the said Parish; with Two Houses and other Buildings thereon - - -	John Kynaston, Esq. -
	KENT.	
1817.		
December - 16	The Hundreds of Cranbrook, Barkley, Blackbourne, Lilbrittennden, Rolvenden, and Great Barnfield - - -	Rev. John Law, D. D. -
1818.	LANCASHIRE.	
May - - 8	The Manor of Warton, with an Allotment of Land, containing 57A. 3R. 18P. and all Mines and Minerals within the said Manor - - -	Thomas Inman, Esq. -
1819.		
March - - 8	Several Closes of Land, containing together 47A. 2R. 14P. called Salthill Hayes, in Clitherow - - -	William Tattersall -
	MIDDLESEX.	
1817.		
December - 9	A Parcel of Land in the Parish of Hampton, containing 2A. OR. 6P. being part of the Allotments set out for His Majesty, under the Act 51st Geo. 3, for "inclosing Lands in the Parish of Hampton, in the County of Middlesex" - -	John Essam -
- - 18	A Piece of Ground in the said Parish, parcel of the same Allotments, containing Six Acres - - -	George Weale -
- - -	A Parcel of Ground, containing Two Acres, in the said Parish, parcel of the said Allotments - - -	William Turnbull, Esq. -
- - 30	Five Parcels of Land, in the said Parish, parcel of the same Allotments, containing together 36A. 1R. 30P. - - -	Charles Hodges Ware -
1818.		
January - 22	A Messuage and several Parcels of Land, containing 45A. 2R. 26P. called Cream Hall Farm, at Highbury, in the Parish of Saint Mary Islington; formerly called Highbury Wood - - -	Jesse Gregson, Esq. -
- - 24	A Piece of Ground, in the Parish of Hampton, parcel of the Allotments set out for His Majesty, under the Act 51st Geo. 3, for "inclosing Lands in the Parish of Hampton, in the County of Middlesex," containing 3A. 2R. 32P. - -	Samuel Danford, Esq. -
- - -	A Piece of Ground, in the said Parish, parcel of the same Allotments, containing 3A. 2R. 22P. - - -	Thomas Brewster, and George Harrison, Esqrs. -
April - 9	A Parcel of Ground, containing 2A. OR. 10P. in the said Parish, part of the same Allotments - - -	Robert Lawrence -



and other Hereditaments, &c. sold by the Commissioners—*continued.*

No. 7.

Annual Value, per Surveys on Oath.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
54 11 4	- - -	1,400 — —	50 1 11	6 18 7	110 — —
18 16 4	- - -	564 10 —	5 — —	— 8 4	10 — —
- - -	- - -	1,024 — —	* 18 7 9	2 17 4	63 13 9
- - -	- - -	487 10 —			
130 11 1	- - -	285 1 —			
- - -	- - -	610 — —			
{ 50 10 — being computed at 5 per Cent. on the Consi- deration Money }	- - -	1,010 — —	not exceeding the Rent	2 — —	—
{ 120 10 — being computed at 5 per Cent. on the Consi- deration Money }	- - -	2,410 — —	-	{ This Manor had not for a very long pe- riod been granted on Lease. }	—
97 6 —	- - -	3,342 — —	22 18 3	10 — —	40 — —
{ 4 10 — being computed at 5 per Cent. on the Consi- deration Money }	- - -	90 — —	-	Never in Lease.	—
{ 12 — — being computed at 5 per Cent. on the Consi- deration Money }	- - -	240 — —	-	Ditto.	—
{ 5 10 — being computed at 5 per Cent. on the Consi- deration Money }	- - -	110 — —	-	Ditto.	—
{ 54 12 10 being computed at 5 per Cent. on the Consi- deration Money }	- - -	1,092 17 —	-	Ditto.	—
{ 350 — — being computed at 5 per Cent. on the Consi- deration Money }	18 years and 261 days -	7,000 — —	220 — —	204 — —	—
{ 12 — — being computed at 5 per Cent. on the Consi- deration Money }	- - -	240 — —	-	Never in Lease.	—
{ 9 — — being computed at 5 per Cent. on the Consi- deration Money }	- - -	180 — —	-	Ditto.	—
{ 5 — — being computed at 5 per Cent. on the Consi- deration Money }	- - -	100 — —	-	Ditto.	—

(continued.)



No. 7.

Schedule of all Manors, Buildings, Lands,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES of PURCHASERS.
OXFORDSHIRE.		
1817. November - 11	The Manor of Cleanfield, Parcel of the Honour of Ewelme - -	William Ward, Esq. - -
December - 18	The remains of the old Manor House and divers Parcels of Land, containing together 11A. 3R. 6P. in Ewelme - -	Edward Rudge, Esq. - -
1818. February - 21	Four Parcels of Land, containing together 11A. 2R. 6P. in the said Parish -	James Warner - -
December - 30	The Honor of Ewelme (except certain Manors, being Members thereof) - } The Manor of Ewelme - - - - - }	Jacob Bosanquet, Esq. - -
SOMERSETSHIRE.		
1817. December - 11	Two Parcels of Land, in Queen Camel, containing together 5A. 3R. 6P. } escheated to the Crown on the death of Dorothy Crowbrow, she not having } devised the same, or leaving any heir her surviving - - }	Charles Casper Clutterbuck, Esq. - -
- - 23	A Messuage, and divers Parcels of Land there, containing together 9A. 3R. 29P. } part of the same escheat - - - - - }	George Tuson, Esq. - -
1818. January - 8	Four Parcels of Land there, other part of the same escheat, containing together } 18A. OR. 26P. - - - - - }	Jeremiah Longman - -
December - 5	Divers Messuages, or Burgage Tenements, in the Town of Taunton -	Alexander Baring, Esq. - -
SOUTHAMPTON.		
1819. April - 23	A Parcel of Land, containing 10A. OR. 36P. called Court Berries, in the } Parish of Lindhurst - - - - - }	The Right Hon. George Henry Rose -
SURREY.		
1817. December - 9	Two Parcels of Land, in the Parish of Egham, containing together 1R. 26P. } with an old Cottage thereon, being part of the Allotments set out to His } Majesty under the Act 54 Geo. 3, for "inclosing Land in the Parish of } "Egham, in the County of Surrey" - - - - - }	William Boville, Esq. - -
- - 18	Divers Parcels of Land, containing together 36A. 3R. 16P. in the said Parish, } with a House and other Buildings thereon - - - - - }	Lord Ashbrook - -
SUSSEX.		
1817. December - 16	The Manor of Cheeseworth - - - - - }  A Messuage, called Colstable Lodge, in the Parish of Horsham, with the } Lands belonging thereto and to Cheeseworth Lodge, long since demolished, } containing 172A. 3R. 11P. - - - - - }	Charles Eversfield, Esq. - -
1817. December - 9	Divers Parcels of Land, containing together 41A. 2R. 37P. in the Parish of } Beckley - - - - - }	Edward Jeremiah Curteis, Esq. -
- - - - -	Three Parcels of Land, in the Parish of Peasemarsli, containing together } 17A. OR. 38P. - - - - - }	Thomas Pix, Esq. - -
1818. January - 15	Divers Parcels of Land, containing together 29A. 3R. 39P. in the Parish of } Beckley, with a Barn, Stable, and other Buildings thereon - - }	George Rugg, Esq. - -
1819. May - 10	Three Messuages or Tenements in Lower or Longer Street, in the Town } of Rye - - - - - }	Daniel Slade and Lewis Meryon -
WILTSHIRE.		
1817. August - 28	A Messuage, called The Great Lodge, in the Forest of Braydon, and certain } Lands called Checker Woods, containing 430A. OR. 26P. - - }	- - - - -
- - - - -	A Messuage, called Slyfield's Lodge, in the said Forest, and certain Land } thereto belonging, containing 295A. 2R. 10P. - - }	Joseph Poole, junior, Esq. - -
- - - - -	Divers Parcels of Land in the said Forest, late part of Slyfield's Lodge Farm } aforesaid, containing together 406A. 3R. 24P. - - }	Michael Pool, Esq. - -



and other Hereditaments, &c. sold by the Commissioners—continued.

No. 7.

Annual Value, per Surveys on Oath.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
{ 13 — — being computed at 5 per cent. on the Consideration Money }	- - -	260 — —	—	—	—
{ — — — 40 16 5 }	- - -	1,401 13 6 }	* 13 17 10	3 11 1	52 13 3
{ — — — being computed at 5 per cent. on the Consideration Money }	- - -	310 — — }	—	—	—
{ 75 7 — being computed at 5 per cent. on the Consideration Money }	- - -	1,507 — —	—	—	—
10 14 11	- - -	304 6 —	- - -	Never in Lease.	—
35 11 —	- - -	1,053 7 6	- - -	Ditto.	—
35 9 8	- - -	1,088 9 6	- - -	Ditto.	—
160 15 4½	¼ year - -	4,000 — —	50 — —	14 2 —	—
30 13 6	- - -	834 12 3	* 7 3 —	— 14 7½	59 8 11
{ 7 1 4½ being computed at 5 per cent. on the Consideration Money }	- - -	141 7 6	- - -	Never in Lease.	—
{ 62 10 — being computed at 5 per cent. on the Consideration Money }	17 years and 296 days -	1,250 — —	<p>These Premises are parcels of certain Farms and Lands which, with the Manor House of Egham, were granted, 29th November 1806, to Richard Wyatt, Esq. since deceased, at a rent of £940 18s. The yearly value, and the proportion of the Rent paid in respect thereof, are included in the particulars relating to that Grant, stated in the Fourth Report of the Surveyor General of the Land Revenue to the Legislature, Appendix, No. 1.</p>		
{ 50 — — being computed at 5 per cent. on the Consideration Money }	- - -	5,588 14 3			
117 — —	- - -	1,805 17 3 }	80 — —	26 13 4	350 — —
{ — — — 135 — — }	- - -	1,650 — — }	42 13 4	10 — —	—
{ — — — 2,051 3 — }	- - -	500 — —	26 — —	3 5 —	80 — —
75 — —	14 years and 114 days -	10,144 18 —	210 12 —	28 11 4	620 — —
{ 507 4 11 being computed at 5 per cent. on the Consideration Money }	- - -	5,592 10 — }	200 — —	42 17 —	345 10 —
{ — — — 700 — — }	- - -	7,620 10 — }			



No. 7. Schedule of all Manors, Buildings, Lands, &c. sold—continued.

DATES of CONTRACTS.			PREMISES SOLD.	NAMES of PURCHASERS.		
1819.			YORKSHIRE.			
February	-	17	Divers Parcels of Land, containing together 22A. OR. 30P. in the Parish of } Cudworth - - - }	Sir George Wood, Knight	-	(a)
-	-	27	A Parcel of Land there containing 9A. 3R. 8P. - - -	John Bamforth, Esq. - - -	-	(b)
March	-	2	A Dwelling-house and Garden there, containing 0A. 1R. 38P. - - -	Richard Crookes - - -	-	(c)
			Two Parcels of Land there, containing 3A. 3R. 18P. - - -	Richard Armitage - - -	-	(d)
-	-	9	A Parcel of Land there, containing 2A. 3R. 2P. - - -	John Allen - - -	-	(e)
			A Cottage and Garden there, containing 0A. OR. 34P. - - -	Joseph Rogerson - - -	-	(f)
			A Cottage and Garden there, containing 0A. OR. 34P. - - -	Matthew Atkinson - - -	-	(g)
-	-	13	A Cottage and Two Gardens there, containing 0A. 2R. 34P. - - -	Jonas Jowett - - -	-	(h)
			A Parcel or Allotment of Land there, containing 5A. OR. 10P. - - -	Joshua Green - - -	-	(i)

(continued.)

	Annual Value, per Surveys on Oath.			Terms unexpired of subsisting Leases at the Time of Sale.			Purchase Money.			Annual Value, per last preceding Surveys, &c.			Rents reserved in last Leases.			Fines paid for last Leases.		
	£	s.	d.				£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
(a)	-	-	-	-	-	-	1,470	-	-	* 32	3	3	5	12	10	336	13	1
(b)	-	-	-	-	-	-	750	-	-									
(c)	-	-	-	-	-	-	157	-	-									
(d)	-	-	-	-	-	-	440	-	-									
(e)	92	14	9	-	-	-	285	-	-									
(f)	-	-	-	-	-	-	90	-	-									
(g)	-	-	-	-	-	-	80	-	-									
(h)	-	-	-	-	-	-	103	-	-									
(i)	-	-	-	-	-	-	355	-	-									
	4,029	7	5	-	-	-	101,945	6	3 (+)	1,292	10	2	533	17	3	2,587	18	6

(+) Which Sum has been carried to the Account called “The Woods and Forests Fund,” at the Bank of England.



Appendix, No. 8.

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AN ACCOUNT of LAND TAX charged on Estates belonging to the Crown, redeemed by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, and of the Three per Cent. Bank Annuities transferred to the Commissioners for the Reduction of the National Debt, as the consideration for such Redemption; from the time of making to the Legislature the Second Report, to the time of making the Third Report, of the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.



No. 8. Account of Land Tax charged on Estates belonging to the Crown, which has been redeemed by the Commissioners.

DATES of CONTRACTS for Redemption.	LAND TAX Redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Consols.	Reduced.
	£ s. d.		£ s. d.	£ s. d.
	2,382 11 $\frac{1}{2}$	Amount of Land Tax redeemed, and of Stock transferred for the same, according to the Accounts comprised in the Appendix to the Second Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, - - - }	82,274 4 10	5,085 11 11
1817.		DURHAM.		
March 1.	4 5 10	The Island, called Holy Island, containing 582A. 3R. 5P. -	157 7 3	
1819.		ESSEX.		
January 4.	2 8 —	Divers Lands in Lambourne Parish, part of Havering Park Farm, containing 32A. OR. 17P. - - - }	88 — —	
	1 16 —	Divers Lands in the Parish of Stapleford Abbott, other part of Havering Park Farm, containing 64A. 2R. 3P. - - - }	66 — —	
1816.		LANCASHIRE.		
June 24.	1 9 8	Divers Lands, called Salt Hill Hayes, in Clitheroe, containing 47A. 2R. 14P. - - - }	54 7 10	
1816.		LINCOLNSHIRE.		
February 3.	17 10 —	A Messuage and Lands in the Parish of Croft - - -	641 13 4	
March 9.	20 12 10	The Manor of Wiberton, and divers Lands and Messuages thereto belonging - - - }	756 17 3	
1817.				
July 23.	14 8 6	The Manor of Langton-juxta Horncastle, with divers Messuages and Lands in Langton, Woodhall, and Horncastle - - - }	528 18 4	
1816.		MIDDLESEX.		
April 8.	9 3 4	A House and Wharf in Abingdon-street - - -	336 2 3	
June 24.	173 2 —	Divers Messuages in Pall Mall, Saint Albans-street, Carlton-place, Little Charles-street, and Great Charles-street - - - }	6,347 — —	
1818.				
January 5.	66 7 2	Divers Messuages in the Haymarket, Pall Mall, and Market-lane -	2,433 2 10	
	35 11 8	Divers Messuages in Pall Mall and Saint Albans-street -	1,304 14 6	
	34 10 —	Divers Messuages in the Haymarket and Market-lane -	1,265 — —	
	17 5 —	Divers Messuages in Charles-street and Charles-court -	632 10 —	
	4 6 3	Two Messuages in Little Charles-street and One Messuage in Market-lane - - - }	158 2 6	
12.	91 6 7	Divers Messuages in Piccadilly and Jermyn-street - - -	3,348 14 9	
April 6.	49 14 11	Divers Messuages in Jermyn-street, Market-street, and Black Swan-court - - - }	- - -	1,824 — 4
	3 4 4	Three Messuages in Market-lane - - -	- - -	117 18 12
1817.		NORTHAMPTONSHIRE.		
April 7.	1 10 7	Lands in Stanion Parish, part of the Brigstock Estate -	56 1 5	
1818.		NOTTINGHAMSHIRE.		
December 23.	— 18 —	A Messuage and divers Lands in the Parish of Farndon -	33 — —	
£	2,932 1 8 $\frac{1}{2}$		£ 100,481 17 1	7,027 11 2

Together - -

£107,509 3 3



## Appendix, No. 9.

No. 9.

A SCHEDULE OF ACTS OF PARLIAMENT passed from the time of making to the Legislature the Second Report, to the time of making the Third Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; for the Division, Inclosure, Drainage, Embankment, Improvement, and Sale of Lands, and other purposes, in which the Interests of His Majesty are concerned:

And which Acts were referred, by the Right Honourable the Lords Commissioners of His Majesty's Treasury, to the said Commissioners, for their Opinion and Report thereon, previously to His Majesty's Consent being given thereto, or which were otherwise proceeded on by the said Commissioners.

An ACT for inclosing Lands in the Hamlet of Holmesfield, in the Parish of Dronfield, in the County of Derby. 56 G. 3. 1816.

An Act for inclosing Lands in the Manor of Askrigg, in the Parish of Aisgarth, and County of York.

An Act for inclosing Lands in the Manor of Stainland, in the Parish of Halifax, in the County of York.

An Act for inclosing Lands in the several Parishes, Townships, or Liberties of Roade and Ashton, in the County of Northampton, and for extinguishing the Tithes thereof.

An Act for ratifying the Purchase of the Claremont Estate, and for settling the same as a Residence for Her Royal Highness The Princess Charlotte Augusta and his Serene Highness Leopold George Frederick, Prince of Cobourg of Saalfeld.

An Act for making better Provision for the Support and Maintenance of the Rector of the Parish of Saint Olave, in the Town and Borough of Southwark, and for providing a more convenient Rectory or Parsonage House for the said Rector. 57 G. 3. 1817.

An Act for making and maintaining a navigable Canal from the River Arun to Chichester Harbour, and from thence to Langstone and Portsmouth Harbours, with a Cut or Branch from Hunston Common, to or near the City of Chichester, and for improving the Navigation of the Harbour of Langstone, and Channels of Langstone and Thorney.

An Act for inclosing Lands in the Parish of Emneth, in the County of Norfolk.

An Act for inclosing Lands in the several Parishes of Llandilofaur and Talley, in the County of Carmarthen.

An Act for dividing and inclosing Heworth Moor, in the Manor or Township of Heworth, in the North Riding of the County of York, and for extinguishing the Rights of Stray and Average over certain Lands called Half Year Lands, situate in the Suburbs or Precincts of the City of York.

An Act for inclosing, and exonerating from Tithes, Lands in the Parishes of Fornham Saint Martin and Fornham Saint Genoveve, otherwise Fornham Saint Genovieve, in the County of Suffolk.

An Act for inclosing Lands in the Liberty of the Borough of Hold otherwise Lyons, in the County of Denbigh.

An Act for inclosing Lands in the Manor of Barlow, in the Townships of Great Barlow and Little Barlow, in the Parishes of Staveley and Dronfield, in the County of Derby.

An Act for amending and rendering more effectual an Act of His present Majesty, for draining Lands in South Holland, and for continuing and amending another Act of His present Majesty, for maintaining and repairing a certain Bank and the Road thereon from Spalding High Bridge to Brother House, all in the County of Lincoln.

An Act for vesting in His Majesty a certain part of the Open Commons and Waste Lands within the Manor or Royalty of Rialton and Retraighe alias Reterth, in the Parish of Saint Columb Major, in the County of Cornwall.



82 APPENDIX to THIRD REPORT OF THE COMMISSIONERS OF

An Act for ratifying Articles of Agreement entered into by the Right Honourable Henry Hall Viscount Gage, and the Commissioners of His Majesty's Woods, Forests, and Land Revenues, and for the better Management and Improvement of the Land Revenues of the Crown.

58 G. 3. 1818. An Act for inclosing Lands in the Parish or Township of Wilsthorpe, in the County of Lincoln.

An Act for inclosing Lands in the Parishes of Bickenhill and Little Packington, and in the Hamlet of Diddington, all in the County of Warwick.

No. 10.

Appendix, No. 10.

REPORTS TO THE LORDS COMMISSIONERS OF THE TREASURY,

Containing the Proceedings of the Commissioners of Woods, &c. under the Act for better regulating the Offices of Receivers of Crown Rents.

MY LORDS,

Office of Woods, &c. 15th March 1817.

56 G. 3. c. 16. sec. 4. BY the Act of the 56th of the King, for better regulating the Offices of Receivers of Crown Rents, this Board is directed, by and with the consent and approbation of your Lordships, to be signified by any Minute of your Lordships in writing, or by Letter from any one of your Secretaries, in pursuance of any such Minute, to nominate and appoint such and so many Persons, being by profession, and accustomed to act as Surveyors of Lands or Land Stewards, or otherwise skilled in the management and cultivation of Lands, and competent to the superintendence thereof, as this Board shall think requisite or necessary, to be Receivers of the Land Revenue, in the several Counties in England and Wales, within the Survey of the Exchequer (except that, during the Bishop of Rochester's Life, no such appointment shall extend to Middlesex or London); so as every such Person so to be nominated and appointed shall be resident within the County or any one County in or for which he shall be so appointed, unless this Board, with your consent, shall think it expedient to dispense with such residence; and every such Appointment is to be made by Warrant from this Board, with your consent and approbation, to be signified in manner aforesaid:

sec. 10. And every such Receiver is, as and for a compensation for his trouble and services, to be allowed, in making up his Accounts, one-twentieth part of all such Monies as shall have been received by him within the time of such Account, and shall be therein accounted for; or such other compensation, not exceeding one-twentieth part, as this Board, by and with your Lordships consent, to be signified in manner aforesaid, shall allow:

sec. 14. And every such Person so to be appointed Receiver, is to enter into a Bond, in such Penalty and with such Sureties as the Board, with your Lordships consent and approbation as aforesaid, shall direct or require, for the faithfully answering and accounting for the said Land Revenues, to be by him received by virtue of such his Appointment.

WE now, therefore, beg leave to submit, for the consent and approbation of your Lordships, the names of Persons, whom we propose to appoint to be Receivers as aforesaid; the Counties to be comprised in their respective appointments; the Allowances to be made to them; the Penalties to be inserted in their Bonds; and the Sureties they have offered;—viz.



RECEIVERS.	COUNTIES.	Allowances.	Penalties.	SURETIES.
Abraham Purshouse Driver, of Kent-road, county Surrey, and Edward Driver, of the Paragon, in the same county, Esquires - -  Their Residences to be dispensed with in any county for which they are to be appointed Receivers - -	Essex, Hertford, Huntingdon, Kent, Sussex, Worcester, Bedford, Buckingham, Oxford, Berks, Southampton, Wilts - -	One Twenty-fifth part of the Monies to be received	£  6,500	Edward Neale, of Surrey-place, in the county of Surrey, Esquire, and Charles Burrell Driver, of Nelson-square, county Surrey, Esq.
John Bower, of Smeathalls, county York, Esq. - -	York, Nottingham -	The same -	6,500	John Crowder, Esq. a Major in His Majesty's Army, and Thomas Crowder, of Summer Hill, county Lancaster, Esq.
Samuel Kendall, of Weybridge, county Surrey, Gentleman }	Surrey - -	The same -	3,000	Herbert Taylor, Esq. a Major-General in His Majesty's Army; and John Hamilton Colt, of Chertsey, county Surrey, Esq.
William Custance, of Cambridge, Esq. - -	Lincoln, Cambridge, Northampton }	The same -	5,250	Susannah Holman, of Downham, county Norfolk, Widow; and Parsons Clement Custance, of Friday-street, London, Gentleman.
Joseph Armishaw, of Aston, county Warwick, Gentleman }	Warwick -	The same -	900	John Yeend Bedford, of Birmingham, Attorney at Law; and Josiah Robins, of the same place, Land Surveyor.
Josiah Fairbank, of Spring Hill, near Sheffield, county York, Gentleman - -  His Residence in county Derby to be dispensed with.	Derby - -	The same -	1,500	James Hack, senior, of Chichester, county Sussex, Gentleman; and John Hustler, of Undercliffe, near Bradford, county York, Gentleman.
John Fryer, of the town and county of Newcastle-upon-Tyne, Esquire - -  His Residence, in any county for which he is to be appointed Receiver, to be dispensed with.	Lancaster, Westmorland, Cumberland, Durham, Northumberland - -	One Twentieth part	1,500	John Sadler, of Tritlington, in county Northumberland, Esq.; and Richard Wilson, of Newcastle, Esq.
Richard Hawkins, of Kingsbridge, county Devon, Esq. }	Somerset, Dorset, Devon, Cornwall - }	The same -	1,500	Abraham Mills Hawkins, Esq. a commander in His Majesty's Navy; and Thomas Harris, Gentleman, Solicitor, both of Kingsbridge aforesaid.
John Dugmore, of Swaffham, county Norfolk, Esq. - }	Norfolk, Suffolk -	The same -	1,500	Henry Framingham Day, and William Yarrington, both of Swaffham aforesaid, Gentlemen.



OF the Persons so proposed to be appointed Receivers, all but one are, by profession, Land Surveyors, and that one is Mr. Kendall, who is Land Steward in the service of His Royal Highness the Duke of York, and well acquainted with the Crown Lands in Surrey; and all these Surveyors, with the exception of Mr. Armishaw, have been long employed in the Land Revenue Department, in making surveys and valuations of Crown Lands in the Counties above set opposite to their names; and they having, in that employ, acquired a local knowledge of the Property, are, for that reason alone, deemed by us most eligible to fill these new appointments. Mr. Armishaw is a respectable Land Surveyor, and well knows the Crown's Estates in Warwickshire.

The penal Sums are, as nearly as can be ascertained, about one half of the annual Amount of the Revenue to be entrusted to the collection of each Receiver; and these sums appear to us to be sufficiently great to secure the Crown against loss from failures or defaults; as the 12th section of the Act directs, That in case any Receiver shall have received, or got into his hands any Sum or Sums exceeding £500, and shall not, within one calendar month after the receipt thereof, give Notice thereof to this Board, to the intent that the same may be drawn out or applied as occasion may require; in such case, every such Receiver shall be charged with interest for every such Sum after the rate of £5 per cent. per annum, from the days or times at which it shall have been so received, until it shall be drawn out of his hands or paid over by him to the proper Officer, Commissioners or other persons by Law entitled to receive the same.

We are, my Lords,

Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON,  
W. D. ADAMS,  
HENRY DAWKINS.

GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report foregoing, and approving thereof, I have received their Lordships commands to signify to you their approbation of the appointment of the several persons named, with the Allowances specified, on their entering into bonds in the sums, and with the sureties set forth; and I am at the same time to authorize you to dispense with the residences of the following Persons within the County or Counties for which they are appointed Receivers; viz.

A. P. Driver.

Edwd. Driver.

Josiah Fairbank.

John Fryer.

Treasury Chambers, April 28th 1817.

I am, Gentlemen,

Your most obedient Servant,

To the Commissioners of Woods, &c.

S. R. Lushington.

MY LORDS,

Office of Woods, &c. 11th March 1819.

BY Letter of the 28th April 1817, Mr. Lushington signified to us your Lordships approbation of the appointment under the Act 56th Geo. 3d, cap. 16th, of Mr. Joseph Armishaw to be Receiver of the Land Revenue in the County of Warwick.

We have now to report to your Lordships the decease of Mr. Armishaw; and we beg leave to submit, for your consent and approbation, that Abraham Purshouse Driver, of Kent Road, County of Surrey, and Edward Driver, of the Paragon, in the same County, Esquires, Surveyors and Land Agents, shall be appointed by us, under the said Act, to be Receivers of the Land Revenue in the said County of Warwick.

The County of Leicester heretofore formed with Warwick one division of Receipt, but as there is no Land Estate of any importance in Leicestershire, it seemed to us unnecessary to make an appointment of a Land Surveyor in respect of that County. Finding, however, that the ancient perpetual Pensions, charged on the Revenue thereof, much exceed in amount the Revenue itself, which consists chiefly of fee farm rents, not making together a total of £20 per annum, we now propose, that Messrs. Driver shall be appointed Receivers for Leicestershire also, that the deficiency of the Revenue of that County may be supplied from the surplus Revenue of Warwickshire as heretofore, when the two Counties were in one receipt.

For the same reason, we also propose to include in this new appointment of Messrs. Driver, the Counties of Stafford, Hereford, Salop and Gloucester, the Revenue of which consists of fee farm rents, amounting to scarcely £150 per annum, while the ancient perpetual Pensions exceed £340 per annum; and under this arrangement, the deficiency in these four Counties may be supplied from the Revenue of the other Counties within Messrs. Drivers Receipt.

The



The rate of Allowance to Messrs. Driver we propose to be the same, namely, one twenty-fifth part of the monies they shall receive, as granted in respect of the Revenue in the other Counties within their Receipt; the Penalty to be inserted in their Bond to be £900; and the Sureties they have offered are, Thomas Farncomb, of Griffin's Wharf, Tooley-street, Southwark, Esquire, and Abraham Purshouse Driver, the younger, of Queen-street, Southwark, Oil Crusher; and we request your Lordships authority to dispense with the residence of Messrs. Driver in either of the Counties before named.

No. 10.

We are, my Lords,  
Your Lordships very humble Servants,

W. HUSKISSON.  
HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Letter of the 11th instant, requesting authority to appoint Mr. A. P. Driver and Mr. E. Driver to be the Receivers of the Land Revenue in the Counties of Warwick, Leicester, Stafford, Hereford, Salop and Gloucester, I have it in command to signify to you their Lordships approval of the said appointment; and I am at the same time to authorize you to dispense with the residence of Messrs. Driver in any of the Counties for which they are appointed Receivers.

I am, Gentlemen,  
Your obedient Servant,

Treasury Chambers, 23d March 1819.

The Commissioners of Woods, &amp;c.

S. R. Lushington.

## Appendix, No. 11.

No. 11.

MY LORDS,

Office of Woods, &amp;c. 20th September 1817.

PURSUANT to your Lordships reference to us, we have considered the Memorial of Mr. Thomas Warriner Baseley, late Receiver General of the Crown Rents and Revenues in the Counties of Lincoln and Nottingham; which Memorial is herewith returned.

Case of  
Mr. Baseley.

Mr. William Henry White, late of Parliament-Place, Westminster, who absconded at the close of the year 1815, and is a great Defaulter to the Crown, was Agent to Mr. Baseley in the Collection of the Land Revenue within his charge; and Mr. Baseley has, in this Memorial, given a Statement, much in detail, of his connection with Mr. White, and of the causes which precluded, as he conceives, the possibility of any suspicion, on his part, of the unjustifiable practices of Mr. White, as his Agent, and of Mr. White's concealments and embezzlement of large sums of Land Revenue, which came to his hands, but for which Mr. Baseley is answerable to the Crown; whilst Mr. Baseley, as he concluded, held in his own hands indubitable proofs that all the Monies collected within his Division had been actually and duly accounted for by Mr. White to the Crown; and Mr. Baseley expresses his hopes, that the facts, which he has stated, will induce your Lordships to consider his case favourably, and that you will be pleased, in the first instance, to direct that no proceedings shall take place against his Sureties, for whose protection he feels it his most urgent duty to intercede; and he prays that, in consequence of the total ruin in which he has been blamelessly involved, he may be deemed a suitable object of your Lordships favour and bounty, either by your extending to him such compensation as your Lordships may be induced to grant to other retired Receivers of the Land Revenue, under the recent Act of Parliament "for better regulating the offices of Receivers of Crown Rents," had he continued to hold his Office up to the period when that Act took effect; or, if that mode of relief should appear impracticable, by affording him some employment either in this Country, or in the Colonies, which may enable him to provide for the maintenance of a Wife and Six Children, the innocent sharers in his misfortune and ruin.

56 G. 3. c. 16.

The Memorial is supported by many Noblemen and Gentlemen, who have subscribed to it their names, and "from their knowledge of the unblemished character of the Memorialist, and from a consideration of the extreme hardship of his case, are induced to recommend him as, in every respect, a deserving object of indulgence and relief."

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No. 11.

The particulars of the Proceedings of Mr. White, and of the effect of those Proceedings on Mr. Baseley, were stated to Parliament in our Second Triennial Report, dated 18th March 1816, and to it we beg leave to refer your Lordships. It must be acknowledged, we think, that in the case of Mr. Baseley, there is great hardship; but his supersession in office became indispensable.

All the Estate, Property, Monies and Effects whatsoever and wheresoever, of Mr. White and Mr. Baseley respectively, as far as we have been able to gain any knowledge of them, have been seized for the Crown, under Extents issued out on Applications from us. The produce in our hands amounts to £14,890. 7. 10.; and we fully expect that it will ultimately be augmented to about £20,000, being less than half of the debt due from Mr. White to the Crown.

Mr. Baseley having had a share in a Brewing Trade at Newport Pagnell, an Extent was sent into Buckinghamshire for the Purpose of seizing his property and effects there; but a Commission of Bankruptcy having been sued out against him and his Partner in trade, and it appearing to us unjust that the joint Creditors of the Partnership should suffer for Mr. Baseley's misfortune, which they had no means of foreseeing, and could not guard against, we deemed it expedient to relinquish the Property there to the Assignees, under the Bankruptcy of the Partnership; subject, nevertheless, to an Order from the Court of Exchequer, that if, after liquidating the Debts of the Partnership, any surplus shall remain, Mr. Baseley's share of it shall, by those Assignees, be accounted for and paid for the benefit of the Crown.

By means of these Extents, every thing that could be obtained from Mr. Baseley, has been or will be obtained; excepting only the sum which, on his appointment to office, was secured by the Bonds of his two Sureties, namely £3,000. One of these Sureties is his brother-in-law; and both, as we are informed, have large Families, and would be altogether ruined if the Bonds were put in suit against them. It is to be regretted that Mr. Baseley, on giving Security himself to the Crown, did not insist on receiving security from Mr. White, before he consented to leave the Collection in his hands. However, under the peculiarly hard circumstances of Mr. Baseley's case, and in consideration that all he possessed of Monies, Money Securities, and Stock in the Public Funds, arising from his Receivership, have been seized into the hands of the Crown; and that whatever may be obtainable from his private property, either immediately or in reversion, has been secured for the Crown; and as Mr. Baseley feelingly urges that with the Crown Debt pending over him, no one can be found to engage with him in any concern; so that he is thereby precluded from acquiring a livelihood for himself, his wife, and large family of children; and also considering that if the Bonds shall be enforced against the Sureties, the greatest distress will be brought upon them, without their having any prospect of recovering any thing from the Principal; we are induced to recommend to your Lordships, that Mr. Baseley shall now be released from all farther responsibility to the Crown; and, with that view, we request to have a signification of your sanction, to our giving authority for the Crown Lawyers to move the Court of Exchequer that his Quietus might be granted to him.

With regard to the prayer of Mr. Baseley's Memorial, in relation to a compensation of some kind for his deprivation of Office;—as your Lordships are fully possessed of all the facts and circumstances of the case, we must beg leave to submit that point for your determination.

We are, my Lords,

Your Lordships very humble Servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
HENRY DAWKINS.

GENTLEMEN,

THE Lords Commissioners of His Majesty's Treasury having had under consideration your Report of the 20th September last, on the Memorial of Mr. Baseley, late Receiver General of the Crown Rents and Revenues in the Counties of Lincoln and Nottingham, relative to his Debt to the Crown and deprivation of Office; under all the Circumstances of this case, and in consequence of your recommendation, I have it in command to convey to you their Lordships sanction, for your giving authority to the Crown Lawyers to move the Court of Exchequer that Mr. Baseley's Quietus may be given to him.

Treasury Chambers, 6th January 1818.

Commissioners of Woods, &c.

I am, Gentlemen,

Your obedient Servant,

Geo. Harrison.

Appendix,



## Appendix, No. 12.

No. 12.

CORRESPONDENCE respecting the State of the NEW SEWER, called  
The Regent's Park Sewer.

Correspondence respecting the New Sewer.

LETTER to John Rennie, Esquire, with Queries.

SIR,

The New Street Office, 20th July 1816.

I AM directed, by the Commissioners for carrying the New Street Act into Execution, to transmit to you herewith, a Plan, Section, and Specification of the construction of the New Sewer (called the Regent's Park Sewer) lately formed from the New Road at the north end of Portland Place, along the line of the intended New Street, to the River Thames in Middle Scotland Yard; and to acquaint you that it has been proposed to make use of such new Sewer for the purpose of relieving the King's Scholars Pond Sewer, and Hartshorn-lane Sewer, of a part of their drainage, by means of a collateral Cut from Brook-street into the New Sewer in Swallow-street, and by receiving the Hartshorn-lane Sewer at Cockspur-street (as shown in a Plan also sent herewith); and thereupon to take powers, under an Act of Parliament for making a rate upon the districts which would be benefited by such new drainage, in proportion to the extent to which they should make use of the same, for the purpose of repaying the expenses incurred, and the interest thereon, within a period of forty years: But that doubts having been expressed how far the New Sewer is in its *form, dimensions, and mode of construction*, capable of performing the new drainage proposed to be brought into it; and the measure having attracted great attention in Parliament, and throughout the districts which would be affected by its operation, it has been determined to postpone further proceedings upon the subject, until full inquiry can be made into the points upon which those doubts have been expressed.

The Commissioners are extremely desirous that you should undertake the investigation and inquiry necessary for this purpose, as soon as your various important professional avocations will admit; and that, after having the New Sewer, and the several Sewers proposed to be connected therewith, carefully examined by proper persons to be employed under your directions, you should report your opinion upon the several questions herein-after mentioned.

- 1.—Whether the said new Sewer is, in its form and levels, calculated to perform the proposed drainage; also, if the materials of which it has been constructed are of good quality, and the workmanship properly performed; or whether any settlements or appearances of defects have manifested themselves therein?
- 2.—Whether, from the present state and appearance of that Sewer, it is likely to require any expensive alterations or repairs during the next twenty years; and in case of any temporary stoppage of the drainage, whether in consequence of its being a Tunnel Sewer, the interruption could be obviated without greater difficulty or public inconvenience than in the case of a Sewer formed by opening the ground from the surface?
- 3.—Whether the new Sewer is of a capacity sufficient to perform the drainage proposed to be brought into it, the extent of which drainage is shown on the Plan sent herewith; viz. the drainage of the King's Scholars Pond Sewer, north of Brook-street; the drainage of the New-street; the drainage of the Pall Mall Sewer; and that of the Hartshorn-lane Sewer, north of Cockspur-street?

In considering this part of the subject, you will be pleased to observe, that the surface water flowing into the King's Scholars Pond Sewer, from the North of the Crown Bridge, may either be received into the Regent's Canal, or into the ornamental water formed in Marylebone Park, in the whole or in part; or turned into the Sewer at any season, as may appear most desirable.

- 4.—Whether the proposed Collateral Cut from Brook-street can be so constructed, in respect of its levels, as to give an increased and improved current to the drainage from the north of that Street; and what would be the operation and effect of that Collateral Cut in relieving the defects of the King's Scholars Pond Sewer from



No. 12.

from Brook-street to the River Thames; and in saving expenses which might be required for remedying the present defects of that Sewer, if such Collateral Cut should not be formed?

5.—Whether, by the drainage of the Pall Mall Sewer being received into the Regent's Park Sewer, at the end of Saint Alban's-street, any improvement can be afforded to that drainage by increasing its current; and whether the returning the Hartshorn-lane Sewer to its former course would, in your judgment, be prejudicial to, or otherwise endanger that Sewer between Cockspur-street and Saint Martin's-lane, where the Saint Martin's-lane Sewer joins it?

Lastly.—You are requested to have the King's Scholars Pond Sewer, the Hartshorn-lane Sewer, and the New Sewer examined; and to report how far in your judgment the New Sewer is calculated and can be connected with all or any of those Sewers, so as to be made available for the relief of those Sewers, and lessening the future expense of them, and for improving generally the drainage of the western parts of the Metropolis.

I am, Sir,

Your most obedient Servant,

John Rennie, Esq.

James Pillar.

### REPORT of Messrs. J. RENNIE, W. CHAPMAN, and J. JESSOP, respecting The Regent's Park Sewer.

To the Honourable Commissioners of Woods, Forests, and Land Revenues.

GENTLEMEN,

THE following are the Queries which you have done us the honour to submit to our consideration; and we have minutely investigated the necessary facts upon which we ground our opinions.

1st.—“ Whether the said New Sewer is, in its form and levels, calculated to perform the proposed Drainage; also if the materials of which it has been constructed are of good quality, and the Workmanship properly performed; or whether any settlements or appearances of defects have manifested themselves therein?”

2d.—“ Whether, from the present state and appearance of that Sewer, it is likely to require any expensive alterations or repairs during the next 20 years; and, in case of any temporary stoppage of the drainage, whether, in consequence of its being a Tunnel Sewer, the interruption could be obviated without greater difficulty or public inconvenience, than in case of a Sewer formed by opening the Ground from the surface?”

3d.—“ Whether the New Sewer is of a capacity sufficient to perform the drainage proposed to be brought into it, the extent of which drainage is shown on the Plan sent herewith; viz. the drainage of the King's Scholars Pond Sewer, north of Brook-street, the drainage of the New Street, the drainage of the Pall Mall Sewer, and that of Hartshorn-lane Sewer, north of Cockspur-street?”

“ In considering this part of the subject, you will be pleased to observe, that the surface water flowing into the King's Scholars Pond Sewer, from the north of the Crown Bridge, may either be received into the Regent's Canal, or into the ornamental water formed in Mary-le-bone Park, in the whole or in part, or turned into the Sewer at any season, as may appear most desirable.”

4th.—“ Whether the proposed Collateral Cut from Brook-street can be so constructed, in respect of its levels, as to give an increased and improved current to the drainage from the north of that Street; and what would be the operation and effect of that Collateral Cut in relieving the defects of the Kings Scholars Pond Sewer from Brook-street to the River Thames; and in saving expenses which might be required for remedying the present defects of that Sewer, if such Collateral Cut should not be formed?”

5th.—“ Whether, by the drainage of the Pall Mall Sewer being received into the Regent's Park Sewer, at the end of Saint Alban's-street, any Improvement can be afforded to that drainage, by increasing its current; and whether the returning the Hartshorn-lane Sewer to its former course, would, in your judgment, be prejudicial to, or otherwise endanger that Sewer between Cockspur-street and Saint Martin's-lane, where the Saint Martin's-lane Sewer joins it?”

Lastly.



Lastly.—“ You are requested to have the King's Scholars Pond Sewer, the Hartshorn-lane Sewer, and the New Sewer, examined, and to report how far, in your judgment, the New Sewer is calculated and can be connected with all or any part of those Sewers, so as to be made available for the relief of those Sewers, and lessening the future expense of them, and for improving generally the drainage of the western parts of the Metropolis ?”

Answer to the 1st. The form of the New Sewer is well calculated for stability, and (from having a circular bottom) to keep itself free from the deposition of heavy matter ; but as it is only equal in the area of its section to the King's Scholars Pond Sewer, and has a less declivity, it is not more calculated to perform the proposed drainage than the Old Sewer would be, if a few slight obstructions were removed ; as the number of acres above Brook-street, taken conjointly with the drainage of the New Street and Pall Mall Sewer, are nearly equal to 2,000 acres, which is much the same as the present drainage of the King's Scholars Pond Sewer ; and although the King's Scholars Pond Sewer has on the average a greater declivity, we consider it to lose this advantage from the many sudden contractions of width and other causes of obstruction.

2d.—The Materials of the New Sewer appear to be of a good quality, and though the workmanship is not uniformly very good, and there are apparent defects, some of which slightly contract its passage, yet its elliptical form, and great thickness of the arch, render it sufficiently strong to remove any apprehension of an accident which would occasion any serious expense or public inconvenience ; but it would be advisable to have the defective parts repaired, and the whole repointed with cement. Without doubt, an open Sewer is more easily repaired than a Tunnel Sewer, but we do not apprehend any great difficulty in remedying the accidents of a Tunnel Sewer.

3d.—We do not think the New Sewer, any more than the old, of a capacity to perform the proposed Drainage in a manner which we consider efficient ; nor do we think that any advantage should be calculated on by diverting the surplus water from the north of Crown Bridge into the Regent's Canal, or the ornamental water of Mary-le-bone Park, as in times of great winter floods, they also would probably be overcharged.

4th.—The proposed Collateral Cut from Brook-street, in consequence of the great fall from the King's Scholars Pond Sewer at this part, to the New Sewer, might be made in respect of its levels to carry off any determinate portion of the water coming down the former Sewer, and would certainly give an improved current to the Drainage from the north of that Street, and relieve the lower part of that Sewer from thence to the River Thames ; but if the whole quantity proposed were diverted, it would occasion to the lower part of the New Sewer from above Carlton House, the same inconvenience from which the other would be exonerated.

5th.—It would have been better that the Pall Mall and Hartshorn-lane Sewers had not been connected with the New Sewer, as their outlets were equally good with what has been now given them, and not liable to the influx of water from above ; the Hartshorn-lane Sewer may be returned to its old course ; and if it shall be deemed advisable to direct a large portion of the higher district of the King's Scholars Pond Sewer into the New Sewer, we should recommend an excluding Gate to be affixed to the mouth of the Pall Mall Sewer, to prevent the flood waters of the upper district from reverting into it.

As we deemed it advisable to keep the Hartshorn-lane Sewer distinct from the New Sewer, we did not make any examination of it ; but we have minutely examined the King's Scholars Pond Sewer and the New Sewer, and are of opinion, that both together are not of a greater capacity than is necessary for an efficient Drainage, as it sometimes occurs that more water falls in one hour than both Sewers would discharge in three. We think that from Brook-street through Hanover-street, as proposed, is the best line of communication, and that the connecting Sewer should be so constructed as to carry off one half the water that comes down the King's Scholars Pond Sewer, to the proposed point of separation ; and it would be advisable to adopt Stopgates to both of them, so that one alone might be used during the occasional repairs of the other.

We have the honour to be,  
Gentlemen,  
Your most obedient Servants,

*John Rennie,  
Willm. Chapman,  
Josias Jessop.*

London, August 6th, 1817.



No. 12.

LETTER to Messrs. RENNIE, CHAPMAN, and JESSOP, requesting farther Explanation to Second Query, respecting the State of the Regent's Park Sewer.

GENTLEMEN,

The New Street Office, 22d August 1817.

HAVING received and laid before the Commissioners of His Majesty's Woods, &c. your Report upon the Regent's Park Sewer, in which you state, in answer to their second Question to you on that subject, that the workmanship is not uniformly very good, and that there are apparent defects, some of which slightly contract the passage through the Sewer; I am directed to request of you to mention the particular situations and nature of such defects, and the means which occur to you as best calculated for remedying the same.

John Rennie, W. Chapman, and Jos. Jessop, Esquires.

I am, &amp;c.

*James Pillar.*

## SECOND REPORT of Messrs. RENNIE, CHAPMAN, and JESSOP, respecting The Regent's Park Sewer.

To the Honourable Commissioners of Woods, Forests, and Land Revenue.

GENTLEMEN,

HAVING carefully examined the Regent's Park Sewer, from one extremity to the other, we are of opinion that its general form is good, but that there are some defects in the execution of the work; several parts of it are a few inches deficient in the height and width contracted for; and, in consequence of the badness of the foundation near Charing Cross, the bottom of the Sewer has risen in that part, by which the regular elliptical form in which it was originally built is lost; but as in the course of the last two or three years no very great defects have appeared, as the brickwork is of considerable thickness, and the bricks are of good quality, it is better to leave these parts untouched than to attempt to rebuild them.

To the north of Oxford-street there is a length of 470 feet, which, owing to the difficulty the workmen met with in tunnelling, was built only four feet high, and three feet six inches wide; we think, however, that these dimensions are sufficient for carrying off all the sewage at present arising to the north of that point; but if the proposed communication between the Regent's Park Sewer and the King's Scholars Pond Sewer be made above this narrow part, it must be pulled down and enlarged.

For the extent of about 100 feet to the north of the Hanover-street Shaft, the mortar is in a great measure washed out; this also will require rebuilding if the communication between the Sewers be made to the northward; but if the junction takes place at the end of Hanover-street, (below both these parts) which appears to us the most eligible plan, we should advise this defect to be repaired by building an inner ring of  $4\frac{1}{2}$  inches thick, with bricks set in Roman cement.

The junctions of some of the shafts and side drains with the Sewer have been very negligently finished, and must be thoroughly repaired; and about two-thirds of the whole length of the Sewer should be newly pointed with Roman cement, as the mortar has not become hard, and is not calculated to resist, for any length of time, the action of a rapid current.

In some parts, the land springs have found their way through the brickwork; in these places, for the security of the cement, frequent holes, from an inch to an inch and a half in diameter, should be drilled through the centre of the bricks themselves, to afford a free passage for water into the Sewer.

We apprehend that if the junction of the Sewers is made below the Hanover-street Shaft, the repairs and alterations consequent thereon, as before suggested, will amount to about £2,200.

We have the honour to be, Gentlemen,  
Your most obedient Servants,

London, May 1st, 1818.

*John Rennie,  
Willm. Chapman,  
Josias Jessop.*

LETTER



LETTER to Mr. NASH, transmitting Copies of the two preceding Reports.

No. 12.

SIR,  
 THE Commissioners for carrying into execution the New Street Act direct me to transmit to you herewith, for any suggestions or observations which you may deem proper to make thereon, for this Board's consideration, copies of two Reports under date the 6th of August 1817, and 1st May 1818 respectively, from Messrs. Rennie, Chapman, and Jessop, relative to the state, &c. of the Regent's Park Sewer, and other Sewers in the north-west part of the Metropolis.

The New Street Office, 2d June 1818.

I am, Sir,

Your most obedient Servant,

To John Nash, Esq.

*A. Milne.*

Mr. NASH's REPORT on The Regent's Park Sewer, King's Scholars Pond and other Sewers.

SIR,  
 29, Dover Street, January 28th, 1819.  
 THE Commissioners for carrying into execution the New Street Act, having directed that the two Reports of Messrs. Rennie, Chapman, and Jessop, relative to the state, &c. of the Regent's Park Sewer, should be transmitted to me for any suggestions or observations which I might deem proper to make thereon for the Board's consideration; I take the opportunity thus afforded me, to quote such parts of the Reports as appear necessary to be noticed by me, either by way of explanation, or in contradiction, as the case may require.

The First Report is made in answer to the queries sent by the Commissioners; and it would appear by the circumstance of the Second Report having been almost distinctly made upon the construction and durability of the works, that the First Report did not sufficiently and satisfactorily answer the queries given on those heads. I shall therefore consider the First Report as relating to the capacity only of the New Sewer; and the Second Report with reference only to the construction of it.

My opinion, that the New Sewer is of sufficient capacity to relieve the King's Scholars Pond Sewer of the higher drainage, is admitted by the Engineers appointed by the Board to consider this point; as they say, in answer to the 4th query, "the proposed Collateral Cut from Brook-street to the New Sewer might be made to carry off any determinate portion of the water coming down the King's Scholars Pond Sewer, and would give an improved current to the drainage from the north of that Street, and relieve the lower part of the King's Scholars Pond Sewer, from thence to the Thames."

The next question is, as to the propriety of taking in the Pall Mall Sewage, and the Harts-horn-lane Sewer. The Pall Mall Sewer, which was found to have a very small current, and thereby subject to silt up, has been materially relieved by a considerable fall being given to it where it now unites with the New Sewer, and it may be considerably improved by lowering the bottom. That part of it which was taken up in forming the New Sewer proved to be in a very ruinous state, and the bottom higher than the bottom of the New Sewer. The circumstance of taking in the water from the Hartshorn-lane Sewer not being attended with the same beneficial result, that water has been turned into its old course, and no longer flows into the New Sewer.

The Second Report, touching the construction and workmanship of the New Sewer, requires to be particularly noticed.

Sir James Graham, in the Committee of the House of Commons, stated the New Sewer to be badly constructed, and propped up to prevent its falling. This circumstance gave rise to the inspection afterwards made by the Surveyor employed on behalf of the Commissioners of Sewers for the Liberty of Westminster, &c.; and this inspection was carried on in a manner quite unprecedented. The Sewer was cut into in every instance where this person, together with Mr. Jessop, conceived, by the appearance of the work, that it was defective; more than 100 holes were made in the sides, roof, and bottom; but in only three instances did any insufficiency in its thickness appear, and these were only where a portion of the inner of the three rings had been cut away to assist the current; a circumstance in itself admitted by Mr. Jessop to be of no consequence whatever, the brickwork of the Sewer being of so great a substance.

The Contractors, observing the manner in which this inspection was conducted, became alarmed for the result; they therefore, to justify their work, employed several persons conversant in similar works, to examine the Sewer, and report their opinion thereon. Copies of these Reports were sent to me, and I hereby enclose them; they are lettered (A.) Nos. 1, 2, and 3.

After



No. 12.

After the first report of the Engineers, I felt that it would be improper to settle the Contractors' accounts finally, until I was satisfied by the opinion and report of a respectable and indifferent person, as to the due performance of their contract; and therefore requested the favour of Mr. Telford to survey the Sewer as between the Contractor and myself; the former agreeing to perform all such repairs and alterations as Mr. Telford should direct. A copy of Mr. Telford's report (Letter B.) is also enclosed; and I beg to say, that all the works pointed out by Mr. Telford have been carefully performed, except as to the pointing in cement those joints where the mortar was out. Mr. Morgan, having subsequently examined the Sewer, reports, that that part of the work will be unnecessary, unless a greater influx of water is admitted into the new Sewer, as proposed, from the King's Scholars Pond Sewer, those joints being principally in the higher parts of the sides of the Sewer; and if no greater drainage is to be brought into the new Sewer than that of the houses in the New Street, and the side streets, the water will never rise so high as to touch them; but should the King's Scholars Pond Sewer be relieved by the New Sewer, it will then be a fit time to point the joints, if it should be thought necessary; but the mortar having (as I knew it would) already become hard, I deem it unnecessary.

The Engineers report, that "the Sewer in its general form is good; but that there are some defects in the work, being in some parts a few inches deficient in the height and width contracted for; and that the bottom, owing to the badness of the foundation near Charing Cross, has risen; by which the elliptical form in which it was originally built, is lost; but as in the course of the last two or three years no very great defects have appeared, as the brick-work is of considerable thickness, and the bricks of good quality, it is better to leave these parts untouched, than to rebuild them."

This is a part of the alteration alluded to in Mr. Telford's Report. The bottom has been taken up and a new bottom put in, in a sound and satisfactory manner, and the waterway thereby increased.

The Sewer for a length of 470 feet north of Oxford-street was reduced, owing to the bursting in of a powerful spring; the bricks have been set in cement, and the work is perfectly sound; and as it is so near the summit, it is of sufficient size to carry off all the drainage it may have to perform.

Their Report further states, that "the junction of some of the shafts and side drains with the Sewer, have been very negligently finished, and must be thoroughly re-paired; and about two-thirds of the whole length of the sewer should be newly pointed with Roman cement, as the mortar has not become hard, and is not calculated to resist, for any length of time, the action of a rapid current."

Now with respect to the junction of the side drains, they have been principally made with bricks set in cement; and where the shafts intersect the Sewer, the bottoms have been formed with stone, the top part having a regular cut arch. As to pointing two-thirds of the sewer with Parker's cement, I see no necessity for so expensive an operation, because the bottom and half way up the sides of the sewer are laid in cement; and in several parts, the whole of the inner ring of brickwork has been set in cement, and the mortar in the top part has become quite hard, except in those places described above, where, by the oozing of the springs, the particles of unslacked lime have undergone a solution; but this is only partially, and for the depth of about half an inch of the joint; the inner part of the mortar possessing its proper degree of induration, and which is daily increasing.

The engineers further observe, that "in some parts the land springs have found their way through the brick work; and in these places for the security of the cement, frequent holes from an inch to an inch and a half in diameter should be drilled through the centre of the bricks themselves, to afford a free passage for water into the Sewer."

In all cases of this sort, where water intervenes, it is desirable to stop it back, for if vent is given, and it flows with force, the sand and small particles of gravel in which, in the neighbourhood of London, water is found, will come in with it, whereby cavities will be formed on either side, which will affect the due equilibrium of the superincumbent weight, a circumstance likely to cause the destruction of the Sewer; besides which, the tapping of the springs, as so advised, might cause a considerable diminution in them, to the great injury of the wells in the neighbourhood; but in no instance have the land springs found their way through the brickwork in any force; what is alluded to by these gentlemen, is only the oozing of water through the pores of the bricks. This is no injury to the work whatever; and if it does not shortly stop of its own accord, will make the brickwork more firm, by being water bound; the lime, being of a nature to harden in water, is calculated to produce that effect.

With respect to the Cost of repairing this Sewer, amounting to £2,200, as stated by the Engineers, I hope I have shewn that all the alterations or repairs necessary have already been performed, and that no further sum will be required to be expended upon it.

The



The new Sewer has been constructed in a sound and substantial manner, though attended with difficulties and great risque in carrying it under houses, through quicksands and springs, and the greater part of it under ground; the work stands well, and preserves its original form; not a brick is cracked throughout the work, although the earth lies heavy upon it, particularly where the springs are. The defects in the bottom and in the levels having now been remedied, I consider it to be as perfect a work of its kind, as has ever been performed.

To A. Milne, Esq. &c. &c.

I have the honour to be, Sir,  
Your most obedient Servant,  
*John Nash.*

COPIES of REPORTS (A, Nos. 1, 2, and 3, and B.) transmitted with the preceding Report from Mr. NASH.

(A. No. 1.)

Messrs. Richardson & Want,

21, Mortimer-street, 3d February 1817.

AGREEABLY to your request of January 25th, I have looked over the Brickwork of the Sewer built by you, under the intended New Street from Carlton House, and carefully examined it in separate lengths of fifty feet each, from the North end at the Regent's Park, downwards to its outfall into the Thames at Scotland-yard. I find it throughout to be a *firm piece of Work*, and such in my opinion as would be approved of by any person experienced in work done in similar situations. There are some deviations from the line and level, which I think but of trifling or no impediment to the Sewer. From the great difficulty of ascertaining a direct line under so many obstructions on the surface, I think it would have been nearly impossible to avoid some little irregularities in the branch of management. The deviation from the level, or regular declivity of the bottom, between Spring Garden and Charing Cross, appears to have been occasioned by the quicksand at that place in which the bottom of the Sewer was built. The Bricks when first put in, I have no doubt, have risen as much as from four to five inches; in other respects, the building here is as sound and good as at other parts of the Sewer.

I am, Gentlemen, your most obedient Servant,  
*Jas. Pinkerton.*

N.B.—I have not made mention, in the above, of a length of about two hundred feet North of Bolsover-street, built out of the line, and of less width and depth than the other, of from 4ft. 1 in. to 6 ft. high, and from 3 ft. 6 in. to 4 ft. 1 in. wide; but the work is sound and good, and I understand by you it is only meant as temporary.

(A. No. 2.)

New Sewer from the Regent's Park to the River Thames.

Mr. BRAHAM's Report of the State of the Sewer, as regards the Execution or Workmanship.

THE Sewer commences at the Northern extremity under the center of the New Road; from thence it is continued in a direct line down Portland-place, along the line of the intended New Street leading to Carlton House, along Pall Mall and Cockspur-street by Charing Cross, and into the River Thames at Great Scotland-yard.

Having on the 27th of January 1817, surveyed and examined every part of the Sewer, from the Northern extremity to the entrance into the River Thames, I am of opinion that the Workmanship throughout, together with the Shafts, is executed in a good, sound, and workmanlike manner.

The size of the Sewer taken at equal distances, every 50 feet, is hereunto annexed; by which it appears to average full 6 ft. 6 in. high, and 6 feet wide, except a length of about 200 feet under Bolsover-street, which part of the Sewer is smaller, and varies from 4 ft. 1 in. to 6 ft. in height, and from 3 ft. 5½ in. to 5 ft. 7 inches in width.

(176.)

A a

The



No. 12.

The bottom of the Sewer is an inverted semicircular Arch, and built throughout in 3 half bricks in thickness ; the upper part of the Sewer forms an arch rising six inches higher than a semicircle, and is built in like manner throughout, in three half bricks in thickness, which I have proved on examining the various places which are open for inspection ; and have no hesitation in declaring it to be as complete a Sewer, the whole length, as can be executed by the hands of man, which I am willing to verify on oath if required.

February 3d, 1817.

*William Braham,*  
33, Great Tichfield-street.

(A. No. 3.)

To Messrs. Richardson and Want,

HAVING been for many years accustomed to mining, and contracting for Tunnels in many parts of the Country, I hereby acquaint you that agreeably to your request, I have minutely examined the brick work in the New Sewer from Scotland Yard to the Regent's Park, and find the size of the same on an average to be full six feet six inches high, and six feet wide in the clear, and am of an opinion, that the materials are of the best description for the purpose ; and the brick work, though some part of it is a little irregular, is built in a sound and substantial manner, and likely to answer every purpose for which it was intended.

I am, your obedient Servant,

Islington, January 27th, 1817.

*Daniel Pritchard.*

(B.)

Mr. TELFORD'S Survey of the Great Sewer from the Regent's Park to the Thames.

AFTER having traversed the whole of this great Sewer from the Southern extremity of the Regent's Park to the River Thames at Scotland Yard, with a view of examining its shape and dimensions, and how far it is substantially constructed, I beg leave to state, that its shape seems to be well calculated to resist the pressure to which it is exposed ; that the materials are good, and the workmanship quite as perfect as can be expected in a work of this nature.

Having been called upon to examine some of the most extensive Tunnels which have of late years been constructed in England (viz. on the Grand Junction and Huddersfield Canals) and had the sole direction of several on the Shrewsbury and Ellesmere Canals ; I do not consider the Sewer in question (though smaller in dimensions) to be under less difficult circumstances than the before-mentioned works ; and, of course, bears a sufficient relation to them.

Considering that it was not unfrequently carried through quicksands, and sometimes interrupted by springs, and all this under streets composed of valuable buildings, and in part exposed to sewage water from them, it cannot be expected that either the Line of Inclination, the dimensions of the Tunnel, or the joints of the Brickwork, can, in all cases, be preserved quite as correctly as in works above ground, and free of the aforesaid obstacles ; I was therefore prepared to meet with some few slight irregularities, which, without at all impeaching the substantial performance of the work, require to be noticed, and, in some instances, remedied.

In what I have to recommend, I shall not notice the contractions in the upper part of the Tunnel, which are to the Northward of Hanover-street, which were unavoidably occasioned by springs, and were authorized by the Architect.

1st.—In consequence of the frequency of forming junctions at the meeting of the different lengths of brickwork, and also on account of the oozings of water, and continual dampness, the joints at sundry places in the upper half of the Tunnel (the lower half being already laid in cement) require to be raked out and fresh pointed. This, in order to prove effectual, should be done with Parker's Cement ; and as the contractors and also Mr. Morgan were present at the inspection, and are quite aware of the parts alluded to, instead of attempting to enumerate them, I must refer to Mr. Morgan, who is well qualified to point them out, particularly between Hanover-street and Vine-street.

2dly,



2dly.—Immediately below Glasshouse-street, in order to acquire the proper inclination, and take off the water, it will be necessary to lower a part of the Sewer bottom. In two other places, where the Tunnel is under the specified height of 6 feet 6 inches in the clear, and also laid too low, and the whole Waterway required, it will be necessary to raise the top or archway. These places are, 1st, Opposite Spring Garden and Charing Cross, about 60 yards in length; 2d, In Charing Cross Street, about 25 yards in length.

From the numerous instances in which I had opportunities of seeing where the body of the Work (*viz.* the roof, sides, and bottom), had been cut into, and the whole being now free from crack or flaw, I am of opinion, that if the above-mentioned defects were remedied, the Contractors will have rendered the Work as perfect as can be required of them; and it having already received all the pressure which can be expected, is likely long to remain so; as I consider the Sewer to be, upon the whole, very substantially constructed.

London,  
29th August 1817.

*Thomas Telford.*

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LETTER to JOHN RENNIE, Esquire, requesting him to re-examine the New Sewer, &c.; and to make a further Report thereon.

SIR,

The New Street Office, 3d March 1819.

THE Commissioners for carrying the New Street Act into Execution, having, upon the receipt of the Two Reports made by yourself, Mr. Chapman, and Mr. Jessop, dated respectively the 6th of August 1817, and 1st of May last, respecting the form and workmanship of the Regent's Park Sewer, in its whole extent, referred those Reports to Mr. Nash, for any suggestions or observations he might think proper to offer thereon; and having received from Mr. Nash a letter in reply; I have their commands to request your consideration of the following Observations contained in that letter.

With reference to that part of your First Report which relates to the taking into the New Sewer, of the Pall Mall and Hartshorn-lane Sewers, Mr. Nash states, that the Pall-Mall Sewer, which had been found to have a very small current, and to be thereby liable to silt up, has been materially relieved by a considerable fall being given to it where it unites with the Regent's Park Sewer; and that the circumstance of taking in the Hartshorn-lane Sewer, not having been attended with a result equally beneficial, the Water has been turned into its old course, and no longer flows into the New Sewer.

In consequence of the observation contained in the beginning of your Second Report, *viz.* "That the general form of the New Sewer is good, but that there are defects in the execution of the work, several parts being a few inches deficient in the height and width contracted for," Mr. Nash states, that he felt it would be improper finally to settle the Contractor's accounts, until he should be satisfied, by the opinion and report of a respectable and indifferent person, as to the due performance of their contract; and that he therefore employed such a person to survey the Sewer, as between the Contractor and himself: and Mr. Nash states, that all the Works pointed out as necessary to be done (being in general those which formed the subject of your Reports) have been carefully executed, except the pointing in cement of those joints where the mortar was out; it being the opinion of Mr. Nash, upon a subsequent examination of the Sewer, that that part of the work would be unnecessary, unless a greater body of water should be admitted into the Sewer, as is proposed, from the King's Scholars Pond Sewer, those joints being principally in the higher parts of the sides of the Sewer; and that if no greater drainage is effected by the New Sewer than that of the New Street, and the side Streets, the Water will never rise so high as to touch them; but that should the King's Scholars Pond Sewer be relieved by the New Sewer, it would then be a fit time to point the joints, if it should be thought necessary; but the mortar having become hard, Mr. Nash submits that such a measure is not at present necessary.

In the same Report it is observed that, "The bottom of the Regent's Park Sewer has, in consequence of the badness of the foundation near Charing Cross, risen; by which the elliptical form in which it was originally built, is lost." And Mr. Nash states, that the old bottom has been taken up, and a new bottom laid down, in a sound and satisfactory manner, and the Waterway thereby increased.

With reference to that part of the same Report in which it is stated, that "the junctions of some of the Shafts and side drains with the New Sewer have been very negligently finished, and must be thoroughly repaired, and that about two-thirds of the whole length of the  
"Sewer



- No. 12. "Sewer should be newly pointed with Roman cement, as the mortar has not become hard, and "is not calculated to resist for any length of time the action of a rapid current;" Mr. Nash observes, that the Side Drains are principally made of bricks set in cement; and that where the Shafts intersect the Sewer, the bottoms are formed with Stones, the upper part having a regular cut arch; and he submits, that the pointing of two-thirds of the sewer with Parker's cement, would be productive of an expense more than proportionate to the necessity for such an undertaking; the bottom and the sides of the Sewer half way up, and in several parts even the whole of the inner ring, being set in cement; and the mortar in the upper part becoming quite hard, except in particular places, where by the oozing of the springs, the particles of the unslacked lime have been washed out; and that this is only partial, and for the depth of about half an inch of the joint, while the inner portion of the mortar is becoming harder.

Having taken these circumstances into your consideration, I have the Board's commands to request that you will, in conjunction with the Gentlemen by whom you were assisted in your former Surveys, if you shall think their assistance necessary, examine the Sewer, and report to the Board how far, in your opinion, the imperfections alluded to in your Reports, have been remedied.

I am, Sir,  
Your most obedient Servant,

To John Rennie, Esq.

A. Milne.

### Appendix, No. 13.

AN ACCOUNT of LEASES and LICENCES granted to sundry Persons to make Railway Tramroads, or Inclined Planes in and upon the Waste of His Majesty's Forests of Dean in the County of Gloucester; for the more convenient Carriage of Stone, Coal, Ore, &c. and to erect Fire or Steam Engines for raising the same, and the Water collecting in the Pits where they are got.

NAMES of GRANTEES.	DATES of GRANTS, &c.	LEASES, LICENCES, and PRIVILEGES GRANTED.	FOR WHAT TERMS, &c. &c.	Annual Rents.
Isaac & Peter Kear	Agreement, 23d Sept. 1809 -	For the privilege of stamping a heap of } Cinders at Park End - }	To Michaelmas } 1812 - }	£ s. d. 2 2 0
Ditto - -	Licence, 28th Jan. 1815 -	To erect and continue a Water Wheel and } Machinery for the above purpose; to erect } a Shed for their Workmen, and Tools, and } to take to their own use the Cinders on } 1A. 2R. 7P. of Land - - }	31 years, } from Michaelmas } 1812 }	20 0 0
Old Engine Company	Verbal leave -	To occupy an Encroachment under Hay- } wood - - }	Paying at Michaelmas annually }	1 1 0
Severn and Wye Railway Company	Act 49 Geo. 3. -	Privilege of making and maintaining a Rail- } way from Lidbrook, on the River Wye, to } the Lower Forge, below Newern, in the } Parish of Lidney, and for making other } Railways in the Forest of Dean - }	Paying at Christmas annually }	300 0 0
Ditto - -	Act 50 Geo. 3. -	Privilege of varying certain parts of the } above-mentioned Railway, and of extend- } ing the same - - }	Ditto -	10 0 0



Leases and Licences to make Railways, erect Engines, &c. in Dean Forest—*continued.*

NAMES of GRANTEES.	DATES of GRANTS, &c.	LEASES, LICENCES, and PRIVILEGES GRANTED.	FOR WHAT TERMS, &c. &c.	Annual Rents.
				£ s. d.
Severn and Wye Railway Company	Licence, 20th July 1813 -	To make and maintain an additional branch of Railway from Park End to Ivy Moor Head - - - - }	31 years from the date - }	3 15 0
Bullo Pill Railway Company -	Act 49 Geo. 3. -	Privilege of making and maintaining a Rail- way or Tramroad from the summit of the Hill above Churchway Engine in Dean Fo- rest, to Cinderford Bridge in the said Forest }	Paying at Christ- mas annually }	100 0 0
Monmouth Railway Company -	Act 50 Geo. 3. -	Privilege of making and maintaining a Rail- way from Howler Slade, in the Forest of Dean, to the Town of Monmouth, &c. }	Ditto - - }	50 0 0
Thomas Westfaling and Co. - -	Licence, 13th Feb. 1812	To make and maintain a Railway and in- clined plane, from some limestone quarries }	31 years from the date - }	5 0 0
Park End Coal Company -	Licence, 28th Nov. 1811	To John Kear, to complete and continue a Steam Engine at Birches Well - - }	31 years from the date - }	5 0 0
Messrs. Protheroe and Waters -	Licence, 2d January 1815	To continue the above Engine, with the addition of a $\frac{1}{4}$ of an Acre of Land - } N.B.—The additional Rent only to take place from Michaelmas 1814.	31 years from 28th Nov. 1811 }	5 10 0
Park End Coal Com- pany - -	Licence, 28th Nov. 1811	To Matthew Kear, to complete and con- tinue a steam engine at Brook Hall Ditches }	31 years from the date - }	5 0 0
Messrs. Protheroe and Waters -	Licence, 20th July 1813	To complete and continue a Steam Engine at Catchcan, in lieu of the above - } N.B.—Rent to commence from Mi- chaelmas 1813.	31 years from 28th Nov. 1811 }	5 0 0
Park End Coal Com- pany - -	Licence, 28th Nov. 1811	To Matthew Kear, to continue two Fire or Steam Engines at Ivy Moor Head - }	31 years from the date - }	5 0 0 1 0 0
Messrs. Protheroe and Waters -	Licence, 20th July 1813	} To continue the said two Engines - N.B.—Rent to commence from Mi- chaelmas 1814.	{ 31 years from 28 Nov. 1811 }	5 0 0 1 0 0
Cook, Kear, and Company -	Licence, 28th Nov. 1811	To complete and continue a Steam Engine at a place called The Independent Coal Work - - - - }	31 years from the date - }	5 0 0
Thos. Bennett -	Licence, 28th Nov. 1811	To complete and continue a Steam Engine at the Upper Bilson - - - }	31 years from the date - }	5 0 0
Thos. Bennett -	Licence, 12th Feb. 1816	To work and make use of two Engines at Lower Bilson, in lieu of the above - } N.B.—Rent to commence from Mi- chaelmas 1815.	31 years from Micha <sup>a</sup> 1815 - }	5 0 0 1 0 0
William Tingle -	Licence, 28th Nov. 1811	To continue two Steam Engines at a place called The Old Engine - - }	31 years from the date - }	5 0 0 1 0 0
		N.B.—These Engines not being at work, the Rent paid subsequent to the Year 1812 was only £1 per annum.		
Geo. Teague -	Licence, 28th Nov. 1811	To continue two Engines at a place called Nofold - - - - }	31 years from the date - }	5 0 0 1 0 0
		N.B.—The same as William Tingle, above.		



Leases and Licences to make Railways, erect Engines, &c. in Dean Forest—*continued.*

NAMES of GRANTEES.	DATES of GRANTS, &c.	LEASES, LICENCES, and PRIVILEGES GRANTED.	FOR WHAT TERMS, &c. &c.	Annual Rents.
				£ s. d.
Richard Vaughan -	Licence, 13th Feb. 1812	To continue two Steam Engines at a place } called Churchway - - - }	31 years from } the date - }	5 0 0 1 0 0
Bullo Pill Railway Company -	Licence, 4th May 1813	To make and continue an inclined Plane to } a Stone Quarry in the Stapleage Inclosure } Paying 1s. per Ton for Stone raised in the said Quarry.	31 years from } the date - }	1 0 0
Ditto - -	On leave -	To continue possession of a Coal Yard at } Cinderford - - - }	Paying at Mi- } cha <sup>s</sup> each year }	0 5 0
John Davis -	Licence, 13th Feb. 1812	To continue a small Engine, called 'Strip, } and-at-it!' - - - }	31 years from } the date - }	1 0 0
Messrs. Phillips and Morland -	Licence, 21st Sept. 1814	To erect and complete Engines at Palmer's } Flat and Hopewell, and to lay down and } continue a branch of Railway - - }	31 years from } Micha <sup>s</sup> 1814 }	10 0 0 12 12 0
Messrs. Phillips and Morland - -	Licence, 9th Dec. 1814	To erect and continue two small Engines } at Palmer's Flat and Hopewell, as appen- } dages to the above - - - }	31 years from } Micha <sup>s</sup> 1814 }	1 0 0 1 0 0
David Mushet -	Licence, 4th March 1815	To erect and continue an Engine at a place } called Deepfield - - - }	31 years from } Micha <sup>s</sup> 1814 }	5 0 0
John Protheroe -	Licence, 13th Jan. 1815	To erect and continue a Steam Engine at } Whitelay's Colliery - - - }	31 years from } Micha <sup>s</sup> 1814 }	5 0 0
J. H. Glover -	Licence, 12th Feb. 1816	To erect and continue a Steam Engine at } Smith's Folly - - - }	31 years from } Micha <sup>s</sup> 1815 }	5 0 0
Messrs. Phillips and Morland - -	Lease, 6th March 1816	Of Land at Hopewell, with licence to make } and continue a branch of Railway - }	31 years from } Micha <sup>s</sup> 1815 }	3 10 0 2 0 0
Messrs. Protheroe and Waters -	Licence, 27th June 1817	To erect and continue an auxiliary Engine } at Ivy Moor Head, for raising or drying } Coal, and to inclose, and continue in- } closed, 2R. 1P. of Land - - }	31 years from } Micha <sup>s</sup> 1817 }	5 0 0 1 0 0
William Stenson & Samuel Hewlett -	Licence, 25th Nov. 1817	To erect and continue two Steam Engines, } to be called the Old Mill Engines, at the } No Coal and Churchway Coal Veins - }	31 years from } Micha <sup>s</sup> 1817 }	5 0 0 1 0 0
John Trotter and Company -	Licence, 24th Jan. 1818	To erect and continue two small Steam En- } gines at Vallet's Level, or Howler Slade } Colliery - - - }	31 years from } Micha <sup>s</sup> 1817 }	2 10 0 2 10 0
Messrs. Protheroe and Waters -	Licence, 26th Jan. 1818	To continue a small Steam Engine for rais- } ing Coals, as an appendage to their Engine } at Birche's Well, licensed 5th Jan. 1815 }	31 years, to } commence at } Micha <sup>s</sup> 1816 }	1 0 0
John Hawkins -	Lease, 30th Sept. 1818	Of two pieces of inclosed Land near Cole- } ford, given up to the Crown by David } Mushet, Esq. in exchange for Forest Land }	7 years from } Micha <sup>s</sup> 1818 }	6 0 0
Thomas Brace -	Licence, 23d Feb. 1819	To convert into a Corn Mill, an old Water } Wheel and Building near Cinderford Bridge }	31 years from } Micha <sup>s</sup> 1818 }	1 0 0



## Appendix, No. 14.

AN ACCOUNT of all the MONEY which has arisen by the SALES of small Parcels of Land, or of the Rights and Interests of the Crown in and over Lands in the Royal Forests, under the Authority of the Acts of 52d Geo. 3, cap. 161, and 55th Geo. 3, cap. 55.

DATES.	NAMES of PURCHASERS.	Quantities.	Consideration Money.
		A. R. P.	£ s. d.
<b>NEW FOREST,</b> (Under the Act of 52d Geo. 3. cap. 161.)			
27th October - 1813	Samuel Cleaveland, Esq. of Lymington - (2 pieces)	— — 20	3 18 9
- - -	Jos. Weld, Esq. of Pilewell - (1 piece)	6 2 17	303 5 7
18th February - 1814	Samuel Cleaveland, Esq. of Lymington - (3 pieces)	— 1 31	13 19 6
20th August - -	Mr. James Gale, of Brockenhurst - (1 piece)	1 1 13	39 17 6
- - -	Mr. William Humby, of Lyndhurst - (1 piece)	— — 13	1 15 —
- - -	Samuel John Nicol, Esq. of Lyndhurst - (2 pieces)	— 2 36	21 15 —
- - -	Mr. William Henbest, of Bramshaw - (3 pieces)	— 1 5	9 — —
- - -	Mrs. Matilda Greyson, of Lyndhurst - (1 piece)	— — 28	9 2 6
- - -	Mr. Richard Budd, of Lyndhurst - (1 piece)	— — 29	9 10 —
- - -	Mr. Philip Grey, of Minstead - (1 piece)	— 3 3	28 15 —
24th September - 1814	Mr. W. Westbrook, of Beaulieu - (2 pieces)	6 1 33	163 10 —
- - -	Geo. Edmunds, Esq. of Lyndhurst - (1 piece)	— 1 10	14 — —
- - -	Mr. James White, of Boldre - (2 pieces)	1 3 10	48 17 6
31st December - 1814	Mr. Burges Seager, of Beaulieu - (2 pieces)	— 1 39	14 15 —
- - -	Mr. Michael Peckham, of Boldre -	1 2 8	34 17 6
18th December - 1815	Mr. Christopher Moody, of Lyndhurst -	— — 16	3 15 —
- - -	Mr. James Henbest, of Bradshaw -	— 1 21	14 15 —
- - -	Mr. Abraham Gear, of Canterton -	— — 35	6 17 6
20th July - 1816	Mr. Thomas Holloway, of Holmsley -	— 3 35	19 12 4
- - -	Mrs. Elizabeth Browning, of Burley -	— — 20	3 — 9
10th September - 1816	Mr. James Hobbs, of Canterton -	— 2 22	21 — —
26th November - -	Mr. Thomas Locust, of Sway -	2 — 28	41 1 3
- - -	Mr. William Street, of Lyndhurst -	— — 30	5 1 3
21st January - 1817	Mr. Robert Proole, of Burley -	— 2 33	15 5 1
- - -	Mr. Henry Thomas, of Boldre -	1 2 24	35 11 —
- - -	Mr. Michael Phillips, of Boldre -	2 3 14	61 4 —
- - -	Mr. William Rickson, of Boldre -	— 3 27	19 16 —
- - -	Mr. George Scorey, of Minstead -	— — 31	5 3 6
- - -	Mrs. Martha Coles, of Boldre -	1 1 15	28 16 —
- - -	Mr. Isaac Tinsley, of Boldre -	2 1 22	51 10 6
12th March - 1817	Mr. John Collins, of Brockenhurst -	— 1 21	9 2 3
- - -	Mr. John Alexander, of Bramshaw -	— 2 32	40 14 —
29th April - 1817	Joseph Weld, Esq. of Pilewell -	1 — 9	22 16 9
- - -	Major General Sir Charles Phillips, of Lyndhurst -	— — 32	16 8 —
26th February - 1818	F. A. Daniel, Esq. of Bramshaw Hill -	11 1 28	472 8 —
28th July - -	Mr. Jos. Peckham, of Lyndhurst -	— — 33	5 10 —
- - -	Mr. John Haywood, of Ipers Bridge -	2 — 30	47 5 —
- - -	Mr. James Wallis, of Beaulieu Rails -	— 2 9	12 — 9
- - -	Mr. John Arnold, of Rollstone -	— 1 8	6 3 8
- - -	Mr. John Blake, of Lymington -	— 1 —	10 2 6
- - -	Mr. Charnall Humby, of Brockenhurst -	— 2 24	18 6 9
- - -	H. C. Plowden, Esq. of New Town Park -	2 — 1	117 13 —
- - -	Mr. John Bound, of Beaulieu Rails -	— 1 2	5 12 6
- - -	William Finch, Esq. M.D. of Lyndhurst -	— — 9	2 10 7
- - -	Mr. Thomas White, of Minstead -	— 2 16	12 18 9
- - -	Mr. John Smith, of Palmers Water -	— — 34	4 7 9
- - -	Mr. John Scorey, of Brockenhurst -	— — 32	5 8 —
1st September - 1818	Mr. John Waterman, of Pilley -	— — 31	5 3 6
3d November - -	William Schreiber, Esq. of Hinchelsea -	5 3 4	371 — 6
		63 1 23	2,235 — 6
<b>BERE FOREST,</b> (Under the before mentioned Act.)			
	Charles Whitcher, Esq. Chipshall -	7 3 19	244 15 —
	Josiah Pafford, Esq. Chipshall -	3 1 1	126 13 6
		11 — 20	371 8 6
<b>WALTHAM FOREST,</b> (Under the Act of 55th Geo. 3. cap. 55.)			
	Sale to John Trelawney, Esq. of Chigwell, of the Forestal Rights and Interest of the Crown, over two parcels of uninclosed Land, containing together -	6 — 9	113 8 9



## Appendix, No. 15.

AN ACCOUNT of EXCHANGES made of WASTE LANDS in the Royal Forests, for Lands of Individuals, under the Authority of the Act of 52 Geo. 3, cap. 161.

PERSONS WITH WHOM EXCHANGES HAVE BEEN MADE.	LANDS EXCHANGED.					
	Belonging to His Majesty.			Belonging to Individuals.		
NEW FOREST.	A.	R.	P.	A.	R.	P.
Blastus Godley Wright, Esq. of Bartley Regis, in the County of } Southampton - - - - }	0	0	38	0	0	38
Joshua Andrews, Esq. of Bartley Regis, in the County of Southampton	0	1	10	0	1	10
Francis Daniel, Esq. of Bramshaw, in the County of Southampton -	20	3	13	12	1	36
The Honourable Charles Murray, of Castle Malwood Cottage, in the } County of Southampton - - - }	4	3	35	2	3	20
Jos. May, Esq. of Bramshaw, in the County of Southampton -	0	0	12	0	0	7
Henry Chicheley Plowden, Esq. of Newton Park, in the County of } Southampton - - - - }	21	3	24	8	2	35
Mr. William Ruffell, of Lyndhurst, in the County of Southampton -	0	1	10	0	0	25
Mr. John Roblin, of Lyndhurst, in the County of Southampton -	1	2	16	0	3	8
George Buck, Esq. of Lyndhurst, in the County of Southampton -	0	1	38	0	1	7
Gilbert Grosvenor, Esq. of Lyndhurst, in the County of Southampton	0	1	7	0	0	24
Mr. Stephen Crook, of Lyndhurst, in the County of Southampton -	0	0	23	0	0	11
Mr. Richard Bloomfield, of Lyndhurst, in the County of Southampton	1	2	38	0	3	19
Mr. John Dege, of Lyndhurst, in the County of Southampton -	0	0	30	0	0	15
BERE FOREST.						
George Garnier, Esq. of Wickham, in the County of Southampton -	1	0	16	1	0	16
John Newman, Esq. of Critch Cottage, near Fareham, in the County } of Southampton - - - - }	1	0	16	0	2	18
DEAN FOREST.						
Edward Protheroe, Esq. of Harley-street, in the Parish of Mary-le- } bone, in the County of Middlesex, and Thomas Waters, junior, } Esq. late of Carmarthen - - - }	4	1	24	1	3	0
David Mushet, Esq. of Coleford, in the County of Gloucester -	6	1	0	2	1	15
Mr. Thomas Wood, of Yorkley, in the Hundred of St. Briavels, in } the County of Gloucester - - - }	0	2	15	0	2	14
WINDSOR FOREST.						
John and Charles Symonds, of the Liberty of Newland, in the Parish } of Hurst, in the County of Berks - - - }	19	1	5	22	0	7



Appendix, No. 16.

An ACCOUNT of the Number of LOADS of FUEL WOOD in New Forest, of which the Assignments have been extinguished, by stopping Allowances to Persons holding Offices, or by Purchases in perpetuity.

ALLOWANCES TO PERSONS HOLDING OFFICES.				Loads.			
His Royal Highness the Duke of York, Lord Warden of the Forest	-	-	-	50			
His Royal Highness the Duke of Gloucester, for Boldrewood Lodge	-	-	-	25			
Her Royal Highness Princess Sophia Matilda, for Ironshill Lodge	-	-	-	10			
His Royal Highness the Duke of Cambridge, for Rhinefield Lodge	-	-	-	10			
Burley Lodge	-	-	-	25			
The Keeper of Burley Walk	-	-	-	10			
The Keeper of Holmsley Walk	-	-	-	10			
The Verderors, and other Forest Officers	-	-	-	8			
The Navy Purveyor	-	-	-	8			
The Deputy Woodward	-	-	-	4			
Loads				160			
PURCHASES IN PERPETUITY							Amount of
FROM PERSONS ENTITLED IN RESPECT OF PRIVATE PROPERTY.							Purchase.
				Loads.			£ s. d.
Of Joseph Weld, Pilewell, for a Mansion House and sundry other Messuages and Tenements in the Parish of Boldre	-	-	-	60	-	-	1,200 0 0
Of Stephen Lancaster, Esq. Russell-place, Pancras, for a Messuage and Farm at Warborne and Boldre, and a Cottage and Field at Vicar's Hill	-	-	-	20	-	-	400 0 0
Of Percival Lewis, Esq. Lymington, for a Cottage and Land at Linwood, in the Parish of Ellingham	-	-	-	2	-	-	40 0 0
Of Benjamin Hall Brown, Esq. Lymington, for an Estate called Latchmore, in the Parish of Brockenhurst	-	-	-	2	-	-	40 0 0
Of Mr. Richard Carter, Brockenhurst, for a Freehold Estate at Brockenhurst	-	-	-	1	-	-	20 0 0
Of Mr. Robert Perkins, Lymington, for an Estate called Stockhouse, in the Parish of Boldre	-	-	-	1	-	-	20 0 0
Of Edward Jones, Esq. Clayhill, Enfield, for a Messuage, Tenement or Farm, in the Parish of Boldre	-	-	-	3	-	-	60 0 0
Of John Morant, Esq. Brockenhurst, for sundry Messuages and Tenements, in the Parish of Brockenhurst	-	-	-	7	-	-	140 0 0
Of the Right Honourable William Sturges Bourne, for a moiety of the quantity claimed for the Manor or Estate of Testwood, in the Parish of Eling	-	-	-	10	-	-	200 0 0
TOTAL Quantity extinguished						106	
						266	



## Appendix, No. 17.

AN ACCOUNT of LEASES granted to different Persons of Encroachments on the Skirts or Borders of His Majesty's late Forest of *Bere*, or in parts thereof, not suited for the Growth of Timber; or of small parcels of Land situated on the Skirts or Borders thereof, and not deemed fit for the growth of Timber, in consideration of the removal, abatement or resumption of Encroachments or Purprestures, situated in parts set out to be inclosed for the growth and preservation of Timber.

NAMES OF LESSEES, and DATES OF LEASES.	PREMISES LEASED.	CONTENTS.	TERMS.	Annual Rents.
		A. R. P.		£ s. d.
Thos. Lee and his Wife, 13th January 1815. {	An Encroachment at Wood End Brow (with a Cottage on the same) - }	2 0 0	{ For 31 years, or the life of the survivor }	0 5 0
Peter Prior of Soberton, 27th January 1817. {	A small piece of Land, with a Cottage thereon, on the borders of the West Walk, in consideration of his having given up an Encroachment near Chiphall - }	0 1 5	{ 31 years from Michaelmas 1816 }	0 5 0
T. Richards of Soberton, 2d July 1817. {	A small piece of Land, with a Cottage thereon, on the borders of the West Walk, near Soberton, in consideration of his having given up an Encroachment at Stony Ford - - - }	0 1 5	Ditto -	0 5 0
W. Richards of Soberton, 21st Sept. 1817. {	{ A small piece of Land, with a Cottage thereon, on the borders of the West Walk, in consideration of his having given up an Encroachment near Mis- lingford - - - }	{ 0 1 12 }	{ 31 years from Michaelmas 1817 }	0 6 0
G. Matthews of Soberton, 5th Dec. 1817. {	{ A small piece of Land on the borders of the West Walk, in consideration of his having given up an Encroachment at Wood End - - - }	{ 0 1 2 }	Ditto -	0 5 0
J. Lutman of Soberton, 5th Dec. 1817. {	An Encroachment with a House there- on, on the borders of the West Walk, by the side of the road leading from Mislingford to Wickham - - }	1 3 12	Ditto -	0 10 0
Anthy. Gates of Soberton, 5th Dec. 1817. {	{ A small piece of Land on the borders of the West Walk, in consideration of his having given up an Encroachment near Horsley Head Lake - - }	{ 0 1 11 }	Ditto -	0 5 0
J. Matthews of Soberton, 5th Dec. 1817. {	{ An Encroachment on the borders of the West Walk, near Horsley Head Pond }	0 2 11	Ditto -	0 7 0
Willm. Kiln of Soberton, 5th Dec. 1817. {	An Encroachment with a House thereon, on the borders of the West Walk near the last mentioned - - }	0 1 36	Ditto -	0 6 0
P. Lutman of Soberton, 5th Dec. 1817. {	An Encroachment with a House thereon, on the Borders of the West Walk, be- tween King's Meads and the Road from Mislingford to Wickham - - }	2 0 4	Ditto -	0 12 0
H. Henderson of Soberton, 5th Dec. 1817. {	{ An Encroachment on the borders of the West Walk, near Horsley Head Pond }	0 0 21	Ditto -	0 2 0



## Appendix, No. 18.

AN ACCOUNT of all the Money which has arisen by the SALES of LAND in Windsor Forest, under the Authority of the Acts of 53 Geo. 3, c. 158, and 57 Geo. 3, c. 97.

		A.	R.	P.	£	s.	d.	£	s.	d.
Richard Parry, of Warfield, Esq.	Two Parcels in Binfield	16	3	17	650	0	0			
Thomas Sowden, of Reading, Wine Merchant	Ditto	9	3	17	380	0	0			
Paul Holton, of Wokingham, Do.	Ditto	9	0	14	375	0	0			
Richard Bliss, of Binfield, Baker	One - Ditto	3	1	15	130	0	0			
James Lawrence, of Binfield, Carpenter	Two - Ditto	6	3	10	245	0	0			
George Henry Elliott, of Binfield, Esq.	Six - Ditto	25	1	29	1,120	0	0			
Robert Meyrick, of New Windsor, Gent.	Two - Ditto	19	1	30	755	0	0			
George Henry Elliott, of Binfield, Esq.	Three - Ditto	24	1	33	700	0	0			
Philip Green, of Cookham, Esq.	One Parcel in Barkham	33	3	4	325	0	0			
John Nash, of Wokingham, Esq.	Two Parcels - Ditto	25	1	37	250	0	0			
Charles Simonds, of Sindlesom, Gent.	One - Ditto	34	1	8	390	0	0			
John Roberts, of Wokingham, Esq.	Ditto - in Wokingham	98	0	22	1,520	0	0			
Rowland Stephenson, of Farley Hill, Esq.	Four Ditto in Swallowfield	8	0	32	165	0	0			
John Barklamb, of Throgmorton-street, Merchant	One Ditto in Hurst	11	1	0	170	0	0			
Richard Bore, of Winkfield, Gent.	One Parcel in Winkfield	2	3	35	148	8	0			
Ester Walker, Do. Widow	Ditto	3	3	27	235	0	0			
John Jennings, of New Windsor, Brewer	Two - Ditto	2	0	34	110	0	0			
Rev. W. Wise, of Reading, D.D.	Ditto - in Hurst	11	1	8	225	0	0			
Right Hon. Lord Braybrook	One Ditto in Arborfield	0	1	5	15	0	0			
George Dawson, of Sloane-street, Esq.	Two - Ditto	0	2	38	30	0	0			
Mr T. Metcalfe, Bart.	One Ditto in Winkfield	6	0	37	373	17	0			
Stephen Round, of Old Windsor, Esq.	One Ditto in Old Windsor	30	0	0	315	0	0			
Thomas Dolby, of Winkfield, Baker	One Ditto in Winkfield	2	3	36	178	10	0			
Charles Dolby, Do. Brickmaker	Three - Ditto	8	1	22	503	5	0			
John Benham, of Swallowfield, Carpenter	One Ditto in Arborfield	1	1	22	52	0	0			
John Target, of Hurst, Baker	One Ditto in Wokingham	10	0	0	160	0	0			
Arthur Vansittart, of Shottesbrook, Esq.	One Ditto in Binfield	28	2	2	205	0	0			
John Walter, of London, Esq.	Three Parcels in Wokingham, Newland, and Hurst	305	0	2	3,050	0	0			
Harry Simonds, of Reading, Gent.	One Parcel in Arborfield	0	1	32	14	0	0			
Wen Goddard, of Finchampstead, Gent.	Ditto - in Finchampstead	13	0	0	195	0	0			
John Wilson, of Wokingham, Gardener	Ditto - in Wokingham	9	2	20	160	0	0			
Timrod Bailey, of Finchampstead, Gent.	Two Parcels in Finchampstead	26	1	0	415	0	0			
The Rev. G. K. Whatley, of Wokingham	One Parcel in Binfield	6	3	28	215	0	0			
Edw. Horne, of Wokingham, Woolstapler	One Ditto in Wokingham	9	1	15	170	0	0			
George Simson, of Sunninghill, Esq.	Three Ditto in Old Windsor	502	0	29	4,745	12	0			
John Walter, of London, Esq.	Two Ditto in Hurst	21	1	30	320	0	0			
W. Lewis, of Wokingham, Bricklayer	One Ditto in Ditto	3	3	30	115	0	0			
F. Palmer, of Luckley House, Berks, Esq.	One Ditto in Finchampstead	90	0	0	410	0	0			
John Roberts, of Wokingham, Gent.	Two Ditto in Wokingham	9	1	32	175	0	0			
Admiral Gore and Geo. Tennant, Esq.	Several Pieces in Barkham and Wokingham	51	1	39	1,200	0	0			
John Mills, of Westminster, Esq.	One Parcel in Winkfield	4	2	28	280	10	0			
John Holliday, of Winkfield, Gent.	Ditto	4	0	31	250	0	0			
Ann Cater, and others	Two Parcels in Winkfield and Old Windsor	8	3	4	475	1	0			
The Rev. H. E. St. John	Seven Parcels in Finchampstead	207	1	5	2,010	0	0			
Edward Skinner, of Winkfield	One Ditto in Winkfield	0	2	35	30	0	0			
William Vale, of Mary-le-bone, Esq.	Ditto	7	0	8	232	0	0			
William Weight, of New Windsor	Two Parcels in Winkfield and Old Windsor	5	1	25	235	0	0			
Charles Dolby, of Winkfield	Two Parcels in Old Windsor	0	2	31	40	0	0			
John Holliday, of Winkfield, Gent.	Two Ditto in Winkfield	3	3	36	178	0	0			
George Simson, of Sunninghill, Esq.	One Ditto in Sunninghill	159	1	38	1,275	18	0			
		1,886	2	32	25,917	1	0			

TIMBER.

7,964 19 4

49 7 9



Appendix, No. 19.

TABLE, showing the CIRCUMFERENCE of OAK TREES in the Forests and Woods under-mentioned, measured at Six Feet from the Ground, at the different Dates hereunder stated.

DEAN FOREST.

WHERE SITUATED.	Marks.	CIRCUMFERENCES.					
		14th September 1809.	26th August 1810.	15th August 1812.	5th October 1814.	23d October 1816.	20th Oct. 1818.
In a Row on the left hand side of the Road, lead- ing from the Speech House to Newnham - }	A	7 <sup>5</sup> / <sub>8</sub>	9 <sup>1</sup> / <sub>8</sub>	11 <sup>3</sup> / <sub>4</sub>	14 <sup>3</sup> / <sub>4</sub>	18	20
In the same Row, nearer Cinderford Bridge -	B	8	9 <sup>1</sup> / <sub>4</sub>	11 <sup>1</sup> / <sub>4</sub>	14	16 <sup>3</sup> / <sub>4</sub>	19
In the same Row, and still nearer Cinderford Bridge - - - - }	C	8 <sup>1</sup> / <sub>2</sub>	9 <sup>3</sup> / <sub>4</sub>	11 <sup>1</sup> / <sub>4</sub>	13 <sup>5</sup> / <sub>8</sub>	16 <sup>5</sup> / <sub>8</sub>	18 <sup>7</sup> / <sub>8</sub>
In the first Row on the right hand side of the Road from the Speech House to Parkend - }	D	7	7 <sup>1</sup> / <sub>4</sub>	8 <sup>5</sup> / <sub>8</sub>	11	13 <sup>1</sup> / <sub>2</sub>	16 <sup>1</sup> / <sub>8</sub>
On the same side of the Road in the same Row, } and a little nearer to Parkend - - }	E	6	7 <sup>1</sup> / <sub>8</sub>	8 <sup>1</sup> / <sub>2</sub>	10 <sup>1</sup> / <sub>4</sub>	12 <sup>3</sup> / <sub>8</sub>	14 <sup>3</sup> / <sub>8</sub>
On the opposite side of the Road, near to the corner of Harvey's Field - - }	F	6	6 <sup>1</sup> / <sub>2</sub>	8	9 <sup>1</sup> / <sub>2</sub>	12	13 <sup>1</sup> / <sub>4</sub>
Acorn Patch, near the Gate - - -	G	14 <sup>1</sup> / <sub>4</sub>	15	17 <sup>1</sup> / <sub>2</sub>	19 <sup>1</sup> / <sub>8</sub>	20 <sup>1</sup> / <sub>8</sub>	22
Ditto - - - - -	H	13	13 <sup>5</sup> / <sub>8</sub>	14 <sup>3</sup> / <sub>4</sub>	16	17	18 <sup>1</sup> / <sub>8</sub>
Acorn Patch, in the interior and near to each other - - - - }	I	12	12	12 <sup>1</sup> / <sub>2</sub>	14	14 <sup>3</sup> / <sub>4</sub>	15 <sup>1</sup> / <sub>2</sub>
- - - - -	K	17 <sup>1</sup> / <sub>2</sub>	18 <sup>1</sup> / <sub>4</sub>	20	21 <sup>5</sup> / <sub>8</sub>	22 <sup>7</sup> / <sub>8</sub>	23 <sup>7</sup> / <sub>8</sub>
- - - - -	L	11 <sup>3</sup> / <sub>4</sub>	12 <sup>3</sup> / <sub>4</sub>	13 <sup>3</sup> / <sub>4</sub>	15 <sup>5</sup> / <sub>8</sub>	17	18 <sup>1</sup> / <sub>2</sub>
- - - - -	M	15 <sup>3</sup> / <sub>4</sub>	15 <sup>3</sup> / <sub>4</sub>	16 <sup>3</sup> / <sub>4</sub>	18 <sup>1</sup> / <sub>2</sub>	20 <sup>1</sup> / <sub>2</sub>	21 <sup>1</sup> / <sub>8</sub>

N.B.—The Acorn Patch, where these Oaks were raised, was inclosed and planted with Acorns about 1784; the Trees marked A. B. C. were drawn out of it in 1800, and are situated in a row with others on the left hand side of the Road leading from the Speech House to Newnham; D. E. and F. are between the Speech House and Acorn Patch, near the corner of the Speech House Fence, and were planted in 1807; and G. H. I. K. L. and M. are remaining in the Acorn Patch, and have not been transplanted.

BERE FOREST.

WHERE SITUATED.	Marks.	CIRCUMFERENCES.			
		22d October 1808.	September 1810.	23d September 1814.	18th March 1819.
WICKHAM WALK.					
In Prior's Brow - - -	A	31 $\frac{1}{2}$	33 $\frac{1}{8}$	37 $\frac{1}{4}$	41 $\frac{3}{4}$
Buck Hammock - - -	B	33 $\frac{1}{2}$	36 $\frac{1}{2}$	39 $\frac{1}{2}$	41 $\frac{7}{8}$
Old Coppice - - -	C	49 $\frac{1}{4}$	51 $\frac{3}{8}$	55 $\frac{3}{8}$	58 $\frac{1}{4}$
Missling Ford - - -	D	54	57 $\frac{3}{4}$	61 $\frac{3}{4}$	64 $\frac{3}{4}$
Wood-end, near Admiral Knight's	E	59 $\frac{1}{4}$	61 $\frac{3}{8}$	64 $\frac{1}{2}$	67 $\frac{1}{4}$
Anthony's Brow - - -	F	36 $\frac{5}{8}$	39 $\frac{1}{2}$	43 $\frac{3}{4}$	46
		24 Sept. 1808.			
CREECH WALK.					
In Lodge Rail - - -	A	68 $\frac{1}{2}$	70	72	74 $\frac{1}{2}$
Holm Hammock - - -	B	68	70 $\frac{1}{8}$	70 $\frac{1}{8}$	70 $\frac{1}{8}$
Holm Hill - - -	C	56 $\frac{1}{2}$	57 $\frac{7}{8}$	61 $\frac{1}{2}$	63 $\frac{7}{8}$
Bottom of Little Creech - - -	D	84 $\frac{7}{8}$	85	85 $\frac{1}{2}$	86 $\frac{5}{8}$
Ditto near King's Pound - - -	E	65 $\frac{1}{2}$	65 $\frac{1}{2}$	66 $\frac{5}{8}$	67 $\frac{1}{2}$
Wet Wood, King's Pound - - -	F	60	61 $\frac{7}{8}$	63 $\frac{1}{2}$	65



No. 19.      Table showing the Circumference of Oak Trees, &c.—*continued.*

WHITTLEWOOD FOREST.

WHERE SITUATED.	Marks.	CIRCUMFERENCES.				
		12th September 1808.	4th September 1810.	20th October 1814.	20th October 1816.	25th September 1818.
		Inches.	Inches.	Inches.	Inches.	Inches.
In Pond Riding Coppice, Shrub Walk -	A	38 <sup>7</sup> / <sub>8</sub>	39 <sup>1</sup> / <sub>2</sub>	42	43 <sup>1</sup> / <sub>2</sub>	44 <sup>1</sup> / <sub>2</sub>
Eustilisis Coppice, - Do. -	B	20	21 <sup>1</sup> / <sub>4</sub>	23 <sup>3</sup> / <sub>4</sub>	25	26
Bear Water Coppice, - Do. -	C	44	46	49	50	50 <sup>3</sup> / <sub>4</sub>
Stallage Coppice, Hanger Walk -	D	21 <sup>1</sup> / <sub>2</sub>	22 <sup>3</sup> / <sub>4</sub>	26	27 <sup>3</sup> / <sub>4</sub>	29
Grubs Hill Coppice, - Do. -	E	33 <sup>1</sup> / <sub>2</sub>	34 <sup>3</sup> / <sub>4</sub>	37 <sup>1</sup> / <sub>2</sub>	38 <sup>1</sup> / <sub>2</sub>	40
Briery Plain, Wakefield Walk -	F	49	50 <sup>1</sup> / <sub>2</sub>	54	55	56 <sup>3</sup> / <sub>4</sub>
Sumpter Qr Coppice, - Do. -	G	25 <sup>1</sup> / <sub>2</sub>	27 <sup>1</sup> / <sub>4</sub>	30 <sup>1</sup> / <sub>2</sub>	32	33 <sup>1</sup> / <sub>4</sub>
Do. - near a Cluster of Trees -	H	11	12 <sup>1</sup> / <sub>2</sub>	16 <sup>1</sup> / <sub>2</sub>	19	20 <sup>1</sup> / <sub>4</sub>
Briery Coppice, Wakefield Plain -	I	29 <sup>1</sup> / <sub>2</sub>	30 <sup>5</sup> / <sub>8</sub>	31 <sup>3</sup> / <sub>4</sub>	32 <sup>1</sup> / <sub>4</sub>	33 <sup>1</sup> / <sub>2</sub>
Halcut Well Hill Coppice, Sholebrook Walk -	K	22	24 <sup>3</sup> / <sub>4</sub>	30	32 <sup>1</sup> / <sub>8</sub>	34 <sup>3</sup> / <sub>4</sub>
Shield's Coppice, Hazleborough Walk -	L	29 <sup>1</sup> / <sub>4</sub>	31 <sup>3</sup> / <sub>4</sub>	35 <sup>3</sup> / <sub>4</sub>	37	39
King Richard's Coppice, - Do. -	M	13 <sup>3</sup> / <sub>8</sub>	15 <sup>3</sup> / <sub>4</sub>	20 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub>	25

SALCEY FOREST.

WHERE SITUATED.	Marks.	CIRCUMFERENCES.				
		15th September 1808.	3d September 1810.	20th October 1814.	20th October 1816.	25th September 1818.
		Inches.	Inches.	Inches.	Inches.	Inches.
In Hartwell Clear Coppice -	A	66 <sup>1</sup> / <sub>4</sub>	67 <sup>1</sup> / <sub>4</sub>	70	71	72 <sup>3</sup> / <sub>4</sub>
Middle of Quinton Tongue Coppice -	B	15	16 <sup>1</sup> / <sub>2</sub>	20 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>4</sub>	24 <sup>1</sup> / <sub>2</sub>
Stonaway Coppice (5 feet from the Crown) -	C	17 <sup>3</sup> / <sub>4</sub>	20	25	26 <sup>3</sup> / <sub>4</sub>	29
Between Stonaway and Shrubby Coppice -	D	137	139	144 <sup>1</sup> / <sub>4</sub>	146	149
Rush Coppice -	E	33	34	37 <sup>1</sup> / <sub>2</sub>	38 <sup>1</sup> / <sub>2</sub>	40 <sup>1</sup> / <sub>4</sub>
Hazel Coppice -	F	85 <sup>1</sup> / <sub>2</sub>	87	91	91 <sup>1</sup> / <sub>4</sub>	93 <sup>1</sup> / <sub>4</sub>
Madiron's Coppice -	G	47	49	52	53	55
Ride between Wakes and Atterbury Coppices -	H	129 <sup>1</sup> / <sub>2</sub>	133	138	138	140
Clubbs Coppice -	I	20	21 <sup>1</sup> / <sub>2</sub>	25	26 <sup>1</sup> / <sub>2</sub>	28
Limebed's Coppice -	K	35 <sup>3</sup> / <sub>4</sub>	37 <sup>1</sup> / <sub>2</sub>	41 <sup>1</sup> / <sub>2</sub>	41 <sup>1</sup> / <sub>2</sub>	43 <sup>1</sup> / <sub>4</sub>
Great Strait's Coppice -	L	47 <sup>1</sup> / <sub>2</sub>	49 <sup>1</sup> / <sub>4</sub>	53	53 <sup>1</sup> / <sub>2</sub>	55
Danes Coppice -	M	21	23 <sup>1</sup> / <sub>4</sub>	29	31	33 <sup>1</sup> / <sub>2</sub>
Hanslop Hollows Coppice -	N	20 <sup>1</sup> / <sub>2</sub>	22	25 <sup>1</sup> / <sub>2</sub>	26 <sup>3</sup> / <sub>4</sub>	28
Daneway Coppice -	O	68 <sup>1</sup> / <sub>4</sub>	69 <sup>1</sup> / <sub>4</sub>	73	73 <sup>1</sup> / <sub>4</sub>	75
The open Ride in Lay thick Stripe -	P	60	63	67	68	69 <sup>1</sup> / <sub>2</sub>
Prentice Coppice -	Q	32 <sup>1</sup> / <sub>4</sub>	34	37	38 <sup>3</sup> / <sub>4</sub>	40 <sup>1</sup> / <sub>2</sub>
Rollesmear Coppice -	R	90	92	96	96 <sup>1</sup> / <sub>2</sub>	98 <sup>1</sup> / <sub>2</sub>
Ditto -	S	26	28 <sup>1</sup> / <sub>2</sub>	33	35	37
Sandpit Coppice -	T	72	74	77	78 <sup>1</sup> / <sub>2</sub>	80
Ditto -	V	44	46 <sup>1</sup> / <sub>2</sub>	51	53	54



No. 19.

Table showing the Circumference of Oak Trees, &c.—*continued*.

ALICE HOLT FOREST.

WHERE SITUATED.	Marks.	CIRCUMFERENCES.				
		14th September 1808.	6th August 1810.	2d September 1812.	21st September 1814.	30th April 1819.
		Inches.	Inches.	Inches.	Inches.	Inches.
On the right of the Grindstone Oak, South-west of the Great Lodge - - - }	A	78½	81⅞	82¼	85¼	88½
On the Brow, near Woodlands Trunk -	B	60	61½	not measured	65	67¼
Between Woodlands Trunk and Goose Green Plain - - - }	C	47½	49		50⅛	52

Office of Woods, &c.  
18th June 1819.

W. HUSKISSON.  
W<sup>m</sup> DACRES ADAMS.  
HENRY DAWKINS.



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I N D E X.

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# I N D E X.

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## A.

**ABERCROMBY**, Hon. James, lease of a house to be granted to, 60.

*Abergele*, lease of land in the parish of, to be granted, and not before in lease, 58.

*Abingdon*, houses at, sold, 72.

—— street, Westminster, lease of a house and buildings in, to be granted, 60 ; land-tax on, redeemed, 80.

*Acast*, Rev. John, and Robert Bewlay, lease of a farm to, 44.

*Acts of Parliament* : for ratifying the purchase of the Claremont Estate, 5 ; for the purchase of estates contiguous to any Royal Forest, 7 ; for better regulating the office of Receivers of Crown rents, 12, 82 ; for making the new street, 17 ; for vesting in His Majesty certain parts of Exmoor Forest, 34 ; of Brecknock Forest, and for inclosing the same, 35 ; Acts of Parliament, in which His Majesty's interests are concerned, passed, between the time of making the Second and Third Reports of the Commissioners, 81.

*Addison*, Leonard, and James Jackson, lease of a farm to, 44.

*Affleck*, Gilbert, lease of an estate to be granted to, 54.

*Aldringham*, farm and hall, lease of, to be granted, 54.

*Alexander*, John, land sold to, 99.

*Alice Holt Forest*, fencing of, completed, and in part planted, 31 ; circumference of three oaks in, taken at five different periods, from 1808 to 1819, 106.

*Allen*, John, land sold to, 78.

*Allnat*, C. A. esq. ground sold to, 72.

*Andrews*, Joshua, esq. exchange of land with, 100.

*Anglesea*, lease of original seal and præ-fines in, 44 ; premises in, sold, 72.

*Armishaw*, Joseph, gent., appointed Receiver of Crown rents for the county of Warwick, 82 ; his decease, and a new one appointed, 12, 13, 83.

*Armitage*, Richard, land sold to, 78.

*Arnold*, John, land sold to, 99.

*Ashbrooke*, Lord, land sold to, 76.

*Ashby*, Robert, and Robert Green, land sold to, 72.

*Ashford*, West, manor of, sold, 68.

*Ashburner*, Thomas, lease of a farm to, 44.

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*Ashton*. See *Roade*.

*Askrigg* Inclosure Act, His Majesty's interests concerned in, 81.

*Atkinson*, John, gent., land sold to, 74.

—— Matthew, premises sold to, 78.

## B.

*Bailey*, Nimrod, gent., land sold to, 103.

*Baker*, John, and another, fee-farm rent sold to, 65.

*Baldwin*, John, and Thomas Goad, lease of a farm to be granted to, 54.

*Bamforth*, John, esq. land sold to, 78.

*Bangley*, George, esq. manor sold to, 72.

*Bank of England*, Governor and Company of, grant a loan of £300,000, on account of the new street, 17.

*Baring*, Alexander, esq. premises sold to, 76.

*Barking*, premises in, sold, 74.

*Barklamb*, John, land sold to, 103.

*Barkley*, hundred of, sold, 74.

*Barlow*, Samuel, lease of houses to, 50.

*Barlow* Inclosure Act, His Majesty's interests concerned in, 81.

*Barnfield*, Great, hundred of, sold, 74.

*Barrack* Department, part of Parkhurst Forest used by, 32.

*Barrow*, Barton, and Gouxhill, leases of the manors of, and of lands in, to be granted, 56.

*Baseley*, Mr. T. W., produce of the extents against his estates and effects, 13 ; his application to the Treasury, 13, 85 ; released from all further liability to the Crown, 13, 86 ; his final account passed, 13 ; abstract of his memorial to the Treasury, 85 ; his supercession in office indispensable, *ib.*

*Beckley*, land in, sold, 76.

*Bedford Level*, the Crown's right to extra-parochial tithes in, established, 11 ; allotments in Peterborough Fen, obtained in lieu of, *ib.* ; measures taken for the collection of tithes due to the Crown from estates in, 12.

*Bedfordshire*, Receiver of Crown rents in, 83.

E c

*Beech-*



*Beech-timber*, quantity of, assigned to satisfy fuel-rights, previously to 1809, 30.

*Benham*, John, land sold to, 103.

*Bennet*, Thomas, licences to, 97.

*Bentham*, Jeremy, esq. lease of garden ground to be granted to, 62.

*Bere Forest*, planting of land in, not before covered with timber, continued, 31; and the other parts regularly thinned, *ib.*; particulars of sales of small parcels of land in, 99; of exchanges of waste lands, 100; of leases granted to different persons of encroachments on the borders of the forest, not suited to the growth of Navy Timber, 102; circumference of 12 oak trees, taken in four different years, from 1808 to 1819, 104.

*Berkshire*, fee-farm rent in, sold, 64; premises sold, 72; receiver of Crown rents in, 83.

*Bickenhill*, and other parishes, county of Warwick, His Majesty's interests concerned in the Inclosure Act there, 81.

*Bigshot Lodge*, and outbuilding, sold, 72.

*Bird-Cage Walk*, St. James's Park, lease of ground in, to be granted, and not before in lease, 62.

*Birkland and Bilhagh*, Hays of, rights of common over, and timber on, sold to the Duke of Portland, 17; His Majesty's allotment of, to be shortly settled, 36; agreed to be sold to the Duke of Portland, *ib.*

*Blackburne*, hundred of, sold, 74.

*Blackstone*, Dr. J., premises sold to, 72.

*Black Swan Court*, land-tax on houses in, redeemed, 80.

*Blake*, John, land sold to, 99.

—— Robert, esq. lease of a farm to be granted to, 56.

*Blanch's Farm*, purchase of, 27.

*Blatch*, Rev. James, fee-farm rent sold to, 64.

*Bliss*, Richard, land sold to, 103.

*Bloomfield*, Richard, exchange of land with, 100.

*Boehm*, Edward, esq. land sold to, 68.

*Bore*, Richard, gent. land sold to, 103.

*Bosanquet*, Jacob, esq. manor, &c. sold to, 76.

*Bound*, John, land sold to, 99.

*Bourne*, Hon. W. S. sells his right of fuel-wood in New Forest, 101.

*Boville*, William, esq. land sold to, 76.

*Bower*, John, esq. appointed Receiver of Crown rents for the counties of York and Nottingham, 82; allowed one twenty-fifth part of the monies received, *ib.*; penalty, and names of his sureties, *ib.*

*Brace*, Thomas, licence to, 98.

*Braham*, William, his report respecting the execution or workmanship of the new sewer, 93.

*Bray*, manor of, with the court-house, sold, 72.

*Braybrook*, Lord, land sold to, 103.

*Braydon Forest* farms sold, 11; other premises in the forest sold, 76.

*Brecknock Forest*, Act for inclosing, 35; expense of making and dividing the allotments exceeds their value, *ib.*; execution of the act suspended, *ib.*; an act passed, authorizing a separate award to be made of the Crown allotment, 36; the award in progress, *ib.*; the allotment, when made, proposed to be sold, *ib.*

*Brecknockshire*, fee-farm rents in, sold, 66; premises sold, 68.

*Brett*, Rev. John, lease of a house, &c. to, 48.

*Brewster*, Thomas, and George Harrison, esqrs. land sold to, 74.

*Bridgstock*, alias Brixstock manor and estate, lease of, 44; land-tax on part of, redeemed, 80.

*Brown*, B. H. esq. sells his right of fuel-wood in New Forest, 101.

*Browning*, Elizabeth, land sold to, 99.

*Buck*, George, esq. exchange of land with, 100.

*Buckinghamshire*, leases of estates in, 44; of ground and tenements in, to be granted, 60; premises sold, 72; Receiver of Crown rents in, 83.

*Budd*, Richard, lands sold to, 99.

*Building materials*, in the line of the new street, produce of the sale of, 18.

*Bullo Pill Railway Company*, their privilege in Dean Forest, 97; licence to, 98; leave to continue possession of a coal-yard, *ib.*

*Bullock*, Edward, lease of a plot of ground to be granted to, 60.

*Burton*, James, lease of ground to be granted to, 60.

—— Thomas, esq. lease of houses and buildings to be granted to, 60.

*Burwell*, lease of the manor and estate of, to be granted, 54; fee-farm rent at, sold, 64.

*Bury-street*, St. James's; lease of houses in, 48, 50; of houses in, to be granted, 60.

*Buxhall Manor*, feodary and suit fine of, sold, 65.

## C.

*Caerwys*, land in the parish of, sold, 68.

*Calthorpe*, Lord, grant of land to, 7; Hampton in Arden estate agreed to be let to, 11; particulars of the lease, 56, 57.

*Cambridge*, H. R. H. Duke of, his allowance of fuel wood for Rhinefield Lodge, in New Forest, discontinued, 101.

*Cambridgeshire*, lease of estate in, to be granted, 54; fee-farm rents sold, 64; estate sold, 68; premises sold, 72; Receiver of Crown Rents, 82.

*Carewe*, New, fee-farm rent at, sold, 66.

*Carlton-place*, land-tax on houses in, redeemed, 80.

*Carnanton*, Manor of, sold, 74.

*Car-*



- Carnarvonshire*, lease of original seal and præ-fines in, 44; of quarries, rocks, slatestone, &c. not before in lease, 46, 58; of mines and minerals, to be granted, 58.
- Carter*, Richard, sells his right of fuel wood in New Forest, 101.
- William, lease of a house and offices to, 52.
- Casillis*, Earl of, lease of a house to, 50.
- Castleton*, county of Oxford, fee-farm rent at, sold, 64.
- Cater*, Ann, and others, land sold to, 103.
- Chapel*, grant of land in Threapwood Common, for building, 7; one erected in Dean Forest, *ib.*
- Chapman*, Jessop, and Rennie, Messrs. their Report respecting the Regent's Park Sewer, 88; letter to them requesting further information, 90; their second Report, and answer, *ib.*
- Charles-court*, Haymarket, land-tax on houses in, redeemed, 80.
- Charles-street*, continuation of, into the Haymarket, completed, 22; the interest in the Earl of Galloway's house there, purchased, *ib.*; land-tax on houses in Great and Little Charles-street redeemed, 80.
- Cheeseworth*, manor of, sold, 76.
- Chertsey*, land in the parish of, sold, 68.
- Cheshire*, lease of lands in, to be granted, 54; premises sold, 72.
- Chester*, ground in, sold, 72.
- Chichester Canal Act*, His Majesty's interests concerned in, 81.
- Cholmondeley*, Earl of, lease of lands to be granted to, 54; of one sold to, 72.
- Chopwell*, estate in the manor of, surrendered to the Crown, 24.
- Church*, new, to be built in Dean Forest, 7; in part of Peterborough Fen, 11; one built in Delamere Forest, with parsonage house and outbuildings, 32.
- Circumference* of oak trees in Dean and Bere Forests, 104; in Whittlewood and Salcey Forests, 105; in Alice Holt Forest, 106.
- Claremont Act*, for ratifying the purchase of the Claremont estate, and for settling the same as a residence for H. R. H. the Princess Charlotte Augusta, and H. S. H. Leopold George Frederick Prince of Saxe Cobourg of Saalfeld, provisions of, 5, 6.
- Claremont Estate*, amount of stock sold to pay the purchase money for, 6.
- Clay*, William, esq. fee-farm rent sold to, 64.
- Cleanfield*, manor of, sold, 76.
- Cleaveland*, Samuel, esq. land sold to, 99.
- Clegrock*, premises sold in, 72.
- Clifton*, C. C. esq. manor sold to, 68.
- county of Derby, lease of an estate at, not before in lease, 46; particulars respecting it, Note, *ib.*
- Clinnog*, lease of mines and minerals in the parish of, to be granted, and not before in lease, 58.
- Clitherow*, land in, sold, 74; land-tax on estate in, redeemed, 80.
- Robert, gent. lease of a manor and lands to be granted to, 54.
- Clough*, Patty, land sold to, 68.
- Clutterbuck*, C. C. esq. land sold to, 76.
- Cochland*, fee-farm rent at, sold, 66.
- Cock Close* and tenements, lease of, to be granted, 60.
- Colchester*, fee-farm rent at, sold, 64.
- Coles*, Martha, land sold to, 99.
- Collingwood*, Thomas, house sold to, 72.
- Collins*, John, land sold to, 99.
- Colwell*, E. F. lease of a house to be granted to, 60.
- Commissioners of the Treasury*, amount of stock purchased in their names, by the Commissioners of Woods and Forests, under the Claremont Act, 6; correspondence with them respecting the Receivers of Crown rents, 84, 85; respecting the memorial of Mr. Baseley, 85, 86.
- Commissioners of Woods and Forests*, their Third Report: Part I. Department of Land Revenue, 3; Part II. Of Woods and Forests, 28; their proceedings under the Act for better regulating the Offices of Receivers of Crown rents, 82—86; Correspondence respecting the state of the New Sewer, 87—96.
- Cook*, Kear, and Co. licence to, 97.
- Cookham*, manor of, sold, 72.
- Cooledge*, fee-farm rent at, sold, 65.
- Cornwall*, lease of lands in, to be granted, 54; premises sold, 74; Receiver of Crown rents, 83.
- Cotton*, William, esq. purchases Wallwood House and land of the Crown, 5.
- Court Berries*, estate of, sold, 76.
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*Willyams*, J. B. esq. manor sold to, 74.

*Wilthorpe Inclosure Act*, His Majesty's interests concerned in, 82.

*Wilson*, John, esq. lease of a piece of ground to, 48.

—— John of Wokingham, land sold to, 103.

*Wiltshire*, premises in, sold, 76 ; Receiver of Crown rents in, 83.

*Windsor Forest*, quantity of land in, allotted to His Majesty in respect of His rights as Lord of the Forest, and of sundry manors within the boundaries, as well as of certain rights of common, 33 ; expenses attending these allotments, *ib.* ; quantity of waste land sold to defray the expenses, and the produce, *ib.* ; further sale of waste land to take place, and the Commissioners called upon to mark out the allotments, *ib.* ; those adjoining Windsor Great Park peculiarly suited to the growth of Navy Timber, 34 ; convenient rides or drives to be made through the new plantations, *ib.* ; the old ornamental trees in the allotments adjoining the Great Park to be preserved, *ib.* ; exchange of waste land in, 100 ; account of money arisen from the sales of land in, 103. See *Easthampstead*.

*Windsor Great Park*, the extension of, may be combined with the cultivation of oak trees, 34 ; the present fence between the park and the new allotments to be kept up, *ib.*

*Windsor*, New, ground in, sold, 72.

*Winter-hayning* of cattle, 30 ; periods at which it should commence and terminate, *ib.*

*Winthrop*, Robert, esq. lease of lands to be granted to, 54.

*Wise*, Rev. Dr. land sold to, 103.

*Wokingham*, waste lands in, sold, 72.

*Wood*, J. R. esq. lease of a plot of ground to be granted to, 60.

—— Sir George, Knt. land sold to, 78.

—— Thomas, exchange of land with, 106.

*Woods and Forests Fund*, amount of money carried to the account of, 8.

*Woolmer Forest*, fencing of completed, and in part planted, 32.

*Worcestershire*, fee-farm rent in, sold, 65 ; manor in, sold, 68 ; Receiver of Crown rents in, 83.

*Worthy*, Benjamin, esq. leases of houses and plots of ground to, 50.

*Wrench*, E. O. esq. ground sold to, 72.

*Wright*, Blastus Godley, esq. exchange of land with, 100.

*Wynn*, Sir William, Knt., and Thomas Oliverson, premises sold to, 72.

## Y.

*York*, H. R. H. Duke of, his allowance of fuel-wood as Lord Warden of New Forest, discontinued, 101.

*Yorkshire*, lease of estate in, 44 ; of a farm in, to be granted, 56 ; fee-farm rents in, sold, 65 ; premises sold, 78 ; Receiver of Crown rents, 83.







THE  
FOURTH REPORT  
OF THE  
COMMISSIONERS  
OF  
His Majesty's Woods, Forests, and Land Revenues;

IN OBEDIENCE TO THE ACTS OF  
34 GEORGE III. Cap. 75. AND 50 GEORGE III. Cap. 65.

Dated 6th March 1823.

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Ordered to be printed 10th March 1823.

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THE APPENDIX	-	-	-	-	-	p. 41.



To the Right Honourable the Lords Spiritual and Temporal,  
in Parliament assembled.

**THE FOURTH REPORT** of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; in Obedience to the Directions of an Act of Parliament, passed in the Thirty-fourth Year of the Reign of His late Majesty King George the Third, intituled "An Act  
" for the better Management of the Land Revenue of  
" the Crown, and for the Sale of Fee Farm and other  
" unimprovable Rents;" and of another Act passed in the Fiftieth Year of the Reign of His said late Majesty, intituled "An Act for uniting the Offices of Surveyor  
" General of the Land Revenues of the Crown, and  
" Surveyor General of His Majesty's Woods, Forests,  
" Parks, and Chases."

**I**T having again become our Duty, pursuant to the provisions of the Acts above-mentioned, to report to His Majesty, and the two Houses of Parliament, concerning the Management of the Land Revenue of the Crown, we proceed as follows:—

IN conformity with the order adopted in our former Reports to the Legislature, we commence this branch of the present Report with Statements of the Leases of Landed Estates, and of Houses belonging to the Crown, which have either been actually granted since the date of our last Report or are now in a state of progress, under the authority of warrants from the Lords Commissioners of the Treasury: and of the Sales of Lands and other Crown Property, which have been disposed of under the authority of the Acts of Parliament passed at different times for the Sale of such Property.

**DEPARTMENT  
OF LAND  
REVENUE.**

In the Schedule of the Leases of Landed Estates granted since the date of our last Report (marked No. 1. in the Appendix to this Report) we have inserted the Particulars relative to these Leases; by a reference to which it will be found that the Annual Value of the Estates so granted, as certified by our Surveyors, amounts to £4,591. 18. 11 $\frac{1}{4}$ .; and the clear Yearly Rents reserved to £4,436. 18. 7. It is also there shown, that the Annual Value of the same Property, by the last preceding Surveys, or other Documents remain-

(121.) A 2 ing

**Land Estates:**  
**New Leases**  
**granted.**  
**Appendix, No. 1.**



ing in this Office, amounted to £2,110. 0. 10 $\frac{1}{2}$ .; the Rents reserved in the last Leases to £1,173. 10. 1 $\frac{1}{2}$ . which were reduced by allowances for Land Tax to £1,161. 15. 6.; and that the Fines paid for such Leases amounted to £2,707. 7. 1.

Besides the Estates, the Leases of which have been renewed, two Leases have been granted of Property, which had not been before in Lease, of the Annual Value of £96. 1. 11.; the Rents reserved in which amount to £91., besides a proportion of the Ores raised from the Premises; the particulars of which are also stated in that Schedule.

Houses :  
New Leases  
granted.  
Appendix, No. 2.

The next Schedule contains the Leases which have been granted of Houses since the date of our last Report; of which the Yearly Value, as estimated by our Surveyors, amounts to £9,111. 18., the clear Yearly Rental to £7,421. 11. 1., and the Fines paid for the same to £29,392. 11. 6. We have also shown in that Schedule the Yearly Value of the same Property, according to the Surveys made thereof, at the periods when the last Leases were granted, amounting to £2,519. 12. 2.; and the Rents and Fines paid for the same; the former amounting to £338. 6. 8. reduced by Land Tax to £280. 4. 8., and the Fines to £2,161. 12. 7.

The second part of that Schedule contains a List of Leases which have been granted, of Premises which had not been before in Lease; the Annual Value of which was estimated at £149. 4. 6. and the Rents reserved for the same amounted to £147. 8. 6.

Leases agreed for  
under Treasury  
Warrants :

Land Estates.  
Appendix, No. 3.

In the Schedule No. 3. of the Appendix, we have stated the particulars of the Leases now in a state of progress, under Warrants issued by the Treasury; from which it appears that the Annual Value of those which were before on Lease amounts to £7,036. 13. 6. and the clear Yearly Rents to £6,026. 18. 6.\* The Annual Value of which Estates by the former Surveys amounted to £2,459. 8. 0 $\frac{1}{4}$ .; the Rents reserved in the last Leases to £513. 10. 9 $\frac{1}{2}$ . which were reduced by allowances for Land Tax to about £410. 16. 0; while the Fines paid for those Leases amounted to £6,318. 14. 1 $\frac{1}{2}$ .

The Leases directed to be granted of Estates which had not been before in Lease are also stated in that Schedule; by a reference to which it will be found that the Annual Value thereof amounts to £665. 11. 4.: the clear Annual Rents to be reserved therein, including some small Rents reserved in the Mine Leases, to £671. 11. 4., independent of a proportion of the value of the Ores, &c. raised from the Property to be demised by the Leases there referred to.

Houses :  
Leases agreed to  
be granted.  
Appendix, No. 4.

The Schedule No. 4. contains a List of Houses the Leases of which are now in a state of progress under Warrants from the Treasury: the Annual Value of such of them as were before in Lease amounts to £3,250. 17. 3., and the clear Rents to be reserved to £2,599. 14. 6., while the Fines for the same amount to £6,592. The particulars are likewise there given of the estimated Annual Value of the same Premises by the Surveys made at the periods when the last

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\* Besides the Rents payable by the Lessees referred to in this Schedule, the Lessee of the Deeping Estate, county Lincoln, engaged to account to the Crown for the Profits of the Manor of Deeping, amounting to about £300 per ann.; and the Lessee of Lands in Delamere Forest, county Chester, engaged to expend £10,000 in Buildings and permanent Improvements on the Property.



Leases were granted, amounting to £1,062. 19. 6., while the Rents reserved therein amounted to £262. 7. 5., reduced by allowances for Land Tax to £209. 17. 11., and the Fines paid for the same amounted to £742. 12. 0.

In the second part of that Schedule we have, as usual in such cases, inserted a List of Leases, which have been agreed to be granted, of House Property; or of Ground intended for building, which have not been before in Lease; the Annual Value of which amounts to £105. 5. 8.; and the Rents to be reserved for the same to £110. 8. 0. including an equivalent for Land Tax redeemed by the Crown.

These Leases of Houses and Building Ground are exclusive of those which have been granted under the powers of the New Street Act; the particulars of which will be found in the Appendix, No. 25.

The Schedule, Appendix No. 5., shows the different sales of the Fee Farm and other unimproveable Rents, which have been disposed of since the date of the last Report: the Rents there stated amount to £30. 9. 2. net, and have produced the sum of £801. 6. 0., which has been paid over to the Bank of England under the provisions of the Act 54 Geo. 3. c. 70. and carried to the Account called "*The New Street Account*," to be applied to the purposes specified in the Act 53 Geo. 3. c. 121, for making a new Street from Mary-le-bone Park to Charing Cross.

Sale of Fee Farm  
Rents.  
Appendix, No. 5.

Under the Act passed in the 48th year of his late Majesty, c. 73, intituled "An Act for the Improvement of the Land Revenues of the Crown in England, and also of His Majesty's Duchy of Lancaster;" and under the Act passed in the 54th year of his Majesty, for "the further Improvement of the Land Revenues of the Crown," various Estates have been sold by us, the particulars of which are stated in the Appendix, No. 6, from which it will appear that the Annual Value of these Estates at the periods of sale amounted to £313. 0. 6. and the Consideration Money paid for the same to £6,330. 10. 0.

Sales of Lands and  
other Property,  
under the Acts  
48 Geo. 3. and  
54 Geo. 3.  
Appendix, No. 6.

Under the first of the above-mentioned Acts (48th Geo. 3d.) we have enfranchised various Copyhold or Customary Estates appertaining to the Manor of Richmond, and to the Manor of Chertsey Beomond, the particulars of which are stated in the Schedule No. 7. of the Appendix, by which it will appear, that the net amount of the Quit Rents payable for the same was no more than £2. 3. 6½. per annum, while the sum received for the Enfranchisement of the Estates produced £4,339. 17. 0. over and above the expenses attending a considerable number of the Surveys made of the Property, and the passing of the Conveyances to the respective Purchasers, which we stipulated should be defrayed by them.

Enfranchisement  
of Copyholds.  
Appendix, No. 7.

Of the Amount so raised by the Sales, under these two	£	s.	d.
Acts, amounting in all to - - - -	10,670	7	0
There has been applied to the New Street Account,			
under the Provisions of the New Street Act, the sum			
of - - - - £7,737	7	0	
To the Fund for the Purchase of Lands			
for raising Timber - - - - 2,933	0	0	
	10,670	7	0

Vide Appendix,  
No. 6.



Sales under the  
Claremont Act.  
56 Geo. 3. c. 115.  
Appendix, No. 8.

IN our last Report, we stated the heads of the Act passed in the year 1816, for ratifying the purchase of the *Claremont Estate*, and for settling the same as a Residence for Her Royal Highness the late Princess Charlotte Augusta and His Serene Highness Leopold George Frederick Prince of Cobourg of Saalfeld. By this Act we were authorized to sell so much of the three per cent Consolidated Bank Annuities, standing in the names of the Commissioners of His Majesty's Treasury, as would be sufficient to discharge the different instalments of the Purchase Money (£66,000), agreed to be paid for the Estate, and the Interest thereon to the time of payment; and by the same Act we were further authorized to sell so much property, forming part of the Land Revenue belonging to the Crown, as should be equal, or as nearly equal as conveniently might be, to the whole amount of three per cent Consols, which had been sold for that purpose; or an equal amount of three per cent Reduced Bank Annuities in lieu thereof; and it was further provided by the Act, that in every Report to be made by us to the Legislature, concerning the Land Revenue, so long as the power of Sale thereby given should continue in force, we should certify what parts of the Land Revenue had been sold for those purposes; the amount raised thereby, and the application thereof; and that when all the Monies required for the purposes of the Act had been raised, we should certify the same, and the powers of the Act should then cease.

The only Sale which had taken place under that Act, when we presented our last Report to the Legislature, was that of an Estate called *Wallwood House*, and certain Lands adjoining thereto, which produced £3,000; with which there was purchased, in the name of the Commissioners of the Treasury, in the three per cent Reduced Bank Annuities, the sum of £4,123. 14. 3. as stated in our last Report. We have since made further Sales for the purposes of that Act, of which a Schedule is inserted in Appendix, No. 8: and by a reference thereto it will be found, that we have from these sources raised, in all, the sum of

Which being added to the Sale above referred to,  
amounting to

£64,049 10 10

3,000 — —

Makes the Total Amount raised for the purposes of  
that Act

£67,049 10 10

Appendix, No. 9.

With this sum of £67,049. 10. 10. we have purchased, at different periods, in three per cent Reduced Bank Annuities, as stated in the Appendix, No. 9, Stock to the amount of £96,387. 16. 5.; being only £221. 17. 11. less than the sum of Stock sold to discharge the different instalments for the purchase of that Estate; with Interest thereon to the dates of Payment; and having thus, "as nearly as conveniently may be," replaced the Stock sold for the purchase of this Estate, we consider the Powers of the Act to have ceased.

The Annual Value of the Lands and Premises, referred to in Appendix, No. 8, amounted, by the Surveys made thereof on oath, to £2,914. 2. 3.; and the Purchase Money received for the same, as before stated, to £64,049. 10. 10. The Annual Value of which Estates, by the preceding Surveys made thereof, was £1,157. 0. 9.; the Rents reserved for the same amounted to £486. 17. 11. (reduced by Land Tax to about £460. 0. 0.;) and the Fines paid for the same, to £2,905. 18. 0.

Sales under the Act  
57 Geo. 3. c. 97.  
Appendix, No. 10.

In the Appendix to our last Report, No. 7, we stated the particulars of the Sales which had been made under an Act (57 Geo. 3. c. 97.) for ratifying Articles of Agreement entered into by the Right honourable *Henry Hall Viscount Gage*, and the Commissioners of His Majesty's Woods, Forests, and Land Revenues; the Net Proceeds of which amounting to £101,945. 6. 3.

were



were paid into the Bank of England, and carried to the account kept in the books there, called "The Woods and Forest Fund," in the manner directed by the Act; and we have since made a variety of Sales of Lands, and other Property, for the Purposes of the Act; the particulars of which are stated in the Schedule inserted in the Appendix, No. 10. The Annual Value of which Estates, at the time the Sales were effected, was estimated at £3,923. 5. 3¼.; and the Purchase Money received for the same, amounted to £82,065. 10. 4½.; which Purchase Money was paid over to the Bank of England, and carried to the account of the same Fund.

In the Schedule last-mentioned, we have also inserted the Annual Value of such of the Estates as were before in Lease, according to the former Surveys which had been made of them, amounting to £1,581. 11. 6½.; while the Rents reserved in those Leases amounted to £1,074. 15. 8., which was reduced by allowances for Land Tax to about £1,060; and the Fines paid for those Leases amounted to £618. 8. 2.

	£	s.	d.
The Total Sum raised by the Sales made by us under that Act, amounts therefore, according to the before-mentioned Statement, to	184,010	16	7½
To which add some small Sums of Interest, received on part of the Proceeds which had been vested in Exchequer Bills	£403	13	4
And other small Sums of Interest, received from several of the Purchasers, who had not completed their Purchases at the periods agreed upon	112	7	6
	516	0	10
Making the whole Amount raised by Sales, under the provisions of that Act	184,526	17	5½

We stated in our last Report our Proceedings for the purpose of fulfilling the Agreement above referred to with Lord Viscount Gage, for the purchase of his Estate in Gloucestershire, called *The High Meadow Estate*, under the powers granted by the last-mentioned Act for enabling us to purchase Estates lying contiguous to any Royal Forest, or other large Possessions of the Crown, for the purpose of raising and cultivating Timber fit for the Royal Navy; the price agreed to be given for which, including the value of the Timber thereon, was £155,863. 3. 2.; to be paid by Instalments, with Interest thereon, at the rate of five per cent per annum, till the whole should be discharged. It has, however, been since discovered, that the Right claimed by Lord Gage, to Exemption from the payment of Tithes for the Lands and Woods called *Dixton*, could not be maintained; in consequence of which, an abatement has been agreed to be made from the Purchase Money, to the extent of £1,511. 5. 0.; and also a further abatement of £38. 4. 0. in consequence of a small parcel of Land having been included in the valuation of the Estate, which was not conveyed to the Crown; thus reducing the amount of the Purchase Money (exclusive of Interest) to

Purchases of Land,  
under the Act  
57 Geo. 3. c. 97.

Besides which Estate we there certified that we had purchased a Farm adjoining thereto, called <i>Blanch Farm</i> , for the sum of	840	0	0
Making the total amount of Purchases, to the date of our last Report	155,153	14	2

Since



Brought forward	-	-	£155,153 14 2
Since which we have purchased the under-mentioned Lands and Premises, for the purposes of that Act; viz.			
From Multon Lambard, Esq. about 114 Acres of Land, at Gillingham in the County of Kent, which intersected two Woods there belonging to the Crown; for	-	-	£2,606 14 0
From Thomas Turner, Esq. and others, other Lands at Gillingham; for	-	-	3,473 11 5
And from Dr. Maurice Swaby, and Richard Ch. Creswell, Esq. certain Lands and Premises in and near Windsor; for	-	-	2,100 0 0
			<hr/>
			8,180 5 5
To which, add the Interest on the Instalments payable to Lord Gage, from the date of the Purchase of the High Meadow Estate to the present time; and also some small sums paid for Interest on the other Purchases made by us, to the day of payment thereof; amounting in all to			
	-	-	18,600 11 0
Also a Sum paid for the Timber on part of one of the Estates purchased by us	-	-	750 12 0
And likewise sundry sums paid for Expense of Surveys of the Property, and other Charges	-	-	1,825 7 10
			<hr/>
Making the total Amount of the Purchases made by us for the purposes of that Act, including Interest and Expenses	-	-	184,510 10 5
			<hr/>

By this arrangement we have completed the purchase of the High Meadow Estate, and the smaller purchases above enumerated; but the other powers of the Act still remain in force.

Land Tax  
redeemed.  
Appendix, No. 11.

SINCE the date of our last Report, we have caused to be redeemed Land Tax to the amount of £1,855. 9. 10. chargeable on various Estates belonging to the Crown; the particulars of which are contained in the Schedule inserted in the Appendix, No. 11; in extinction of which we have transferred, at different times, to the Commissioners for the Redemption of that Tax, various sums of three per cent Consols, amounting in all to

-	£60,816 2 1
---	-------------

And of three per cent Reduced Bank Annuities, the sum of

-	7,218 12 2
---	------------

Making the whole Amount transferred for the Redemption of the amount of Land Tax above stated

-	£68,034 14 3
---	--------------

Which being added to the amount of Land Tax redeemed on the date of our last Report, makes the total amount redeemed £4,787. 11. 6½, and the Stock transferred for the same in three per cent Consols

-	161,297 19 2
---	--------------

And in three per cent Reduced Annuities

-	14,246 3 4
---	------------

Together

-	£175,544 2 6
---	--------------

THE Amount of three per cent. Consolidated Bank Annuities, remaining in the name of the Commissioners of His Majesty's Treasury, at the time of making our last Report to the Legislature, amounted, as there stated, to £144,198 5 3

From which must be deducted the Amount transferred to the Commissioners for redemption of Land Tax, the before-mentioned Sum of - - -

60,816 2 1

Leaving, as the total Amount of Consolidated three per cents, now vested in the Commissioners of the Treasury - - - } £ 83,382 3 2

State of the Funded Property in Name of the Commissioners of the Treasury.

3 per cent. Consols.

Appendix, No. 11.

The Amount of three per cent Reduced Annuities remaining in the name of the said Commissioners at the time of making our said Report, amounted, as there stated, to - - - - - £2,181 15 0

3 per cent. Reduced Stock.

To which add the Amount purchased in the name of those Commissioners, under the Act 56 Geo. 3, before referred to (Appendix, No. 9) - - - - -

92,264 2 2

94,445 17 2

And deduct the amount transferred thereout for the Redemption of Land Tax, as above stated - - -

7,218 12 2

Leaves a Balance now standing in the name of the said Commissioners, of - - - - - }

87,227 5 0

Which two sums of - - -

83,382 3 2

And - - -

87,227 5 0

Making together - - - £170,609 8 2

form the aggregate amount of Stock now standing in the Name of the Commissioners of His Majesty's Treasury, for the purpose of redeeming Land Tax charged on Property belonging to the Crown; the dividends on which are applied, under the direction of Warrants from the Lords of the Treasury, in discharge of demands upon the Funds of the Woods, or Land Revenue.

The Amount paid to the Fund for the purposes of the Act 53 Geo. 3, for making the New Street from Mary-le-bone Park to Charing Cross, amounted at the date of our last Report to - - - - - £101,466 4 3

Payments for the Purposes of the New Street.

To which add the produce of the sales of Fee Farm Rents since that period, amounting, as before stated, to - - -

801 6 0

Also the produce of sundry sales, under the Acts 48 & 54 Geo. 3, before referred to - - - - -

7,737 7 0

And likewise some small sums of Interest, &c. received on sales, which had not been completed at the periods agreed upon by the Purchasers - - - - -

818 14 7

Total - - - - - £110,823 11 10

AMONGST the Sales made by us since the date of our last Report, are Three small Estates, which had escheated to the Crown.

Escheats to the Crown.



One, consisting of Thirteen Houses, in and adjoining *Wentworth-street*, in the Parish of St. Mary Whitechapel; which, by an Inquisition taken on the 23d of February 1815, was found to have escheated to the Crown on the death of James Gray, Victualler, and was valued in all at £62 per annum, and in fee at about £1,200. From the Situation of the Property however, and the want of repair of the Buildings, we experienced much difficulty in the disposal of it; and it was not till it had been twice put up for sale by public auction, that it could be disposed of. At the first sale, three of the Houses only were sold at the Price of £600; on which a deposit of 20 per cent was paid by the Purchaser; but as he chose rather to forfeit the deposit than to complete the purchase, it became necessary to put up the whole of the Premises again for sale, when the Thirteen Houses produced in all no more than £795; which sum forms part of the before-mentioned Schedule, Appendix, No. 10. The deposit money on the prior sale was paid over to the New Street Fund.

Another Estate, at *Shancliffe Gate*, on Dewsbury Moor, in the County of York; consisting of a small Cottage in very bad repair, and about a quarter of an acre of Grass Land; which escheated to the Crown, some years since, on the Death of Robert Greenwood Esq.; and which we sold on the 26th November last for the sum of £90, as stated in the said Schedule, Appendix, No. 10.

And another Estate, in the Parish of *Grandchester*, in the County of Cambridge, consisting of a close of Land and two small Messuages, valued at about £22 per annum; which escheated to the Crown, in the year 1813, on the forfeiture of Richard Kidman, who had been convicted of Felony; of which, two sales were made by us at different periods; viz.

The close of Land on the 26th of January 1819, for the sum of	£160	0	0
as stated in our last Report, Appendix, No. 7;—and the remainder of the Property on the 22d of August 1820, also for the Sum of	160	0	0

The Particulars of which are stated in the Schedule, Appendix, No. 8.

Making the sum produced by the sale of that Estate	£320	0	0
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And the whole amount produced by the sale of the Three Escheats, including the forfeited deposit money before referred to, was - - £1,325.

ABSTRACT.

Annual Value, per Surveys on Oath.	Annual Rents for new Leases and Dividends of Stock purchased with the produce of Sales of Land Revenue.	Fines for new Leases.		Annual Value, per former Surveys.	Annual Rents reserved on last Leases, deducting Allowances for Land Tax.	Fines for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
102,171 3 8	82,019 15 11	105,051 4 2	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment had been completed, according to our Third Report - - }	47,667 0 5 <sup>7</sup> / <sub>8</sub>	6,098 14 4 <sup>3</sup> / <sub>4</sub>	85,621 18 3 <sup>1</sup> / <sub>4</sub>
4,591 18 11 <sup>1</sup> / <sub>4</sub>	4,436 18 7	- - -	Class 1. } Leases of Land Estates granted	2,110 0 10 <sup>3</sup> / <sub>4</sub>	1,161 15 6	2,707 7 1
96 1 11	91 0 0	- - -	Class 2. } since making that Report -	-	-	-
9,111 18 0	7,421 11 1	29,392 11 6	Class 1. } Leases of Houses granted since	2,519 12 2	280 4 8	2,161 12 7
149 4 6	147 8 6	- - -	Class 2. } making that Report -	-	-	-
116,120 7 0 <sup>1</sup> / <sub>4</sub>	94,116 14 1	134,443 15 8	{ Improvements, respecting which all Pro- ceedings in the Land Revenue Depart- ment have been completed - }	52,296 13 6 <sup>5</sup> / <sub>8</sub>	7,540 14 6 <sup>3</sup> / <sub>4</sub>	90,490 17 11 <sup>3</sup> / <sub>4</sub>
7,036 13 6	6,026 18 6	- - -	Class 1. } Leases of Land Estates agreed	2,459 8 0 <sup>3</sup> / <sub>4</sub>	410 16 0	6,318 14 1 <sup>1</sup> / <sub>2</sub>
665 11 4	671 11 4	- - -	Class 2. } for - - - - -	-	-	-
3,250 17 3	2,599 14 6	6,592 0 0	Class 1. } Leases of Houses agreed for	1,062 19 6	209 17 11	742 12 0
105 5 3	110 8 0	- - -	Class 2. } - - - - -	-	-	-
127,178 14 4 <sup>1</sup> / <sub>4</sub>	103,525 6 5	141,035 15 8	- - - - -	55,819 1 1 <sup>3</sup> / <sub>8</sub>	8,161 8 5 <sup>3</sup> / <sub>4</sub>	97,552 4 1 <sup>1</sup> / <sub>4</sub>
			Deduct, { £5,266 6 6 Dividends of Stock transferred for Land Tax redeemed (Appendix, No. 11.) 5,794 9 0 { Dividends of Stock appropriated to the purposes 1,690 8 8 { of the New Street Act, 53 Geo. 3. cap. 121. 958 9 6 Rents reserved in last Leases, for Estates which have been sold, per Schedules No. 8. and 10.			
55,819 1 1 <sup>3</sup> / <sub>8</sub>	8,161 8 5 <sup>3</sup> / <sub>4</sub>	97,552 4 1 <sup>1</sup> / <sub>4</sub>	Deduct also the Totals of the opposite Columns.			
71,359 13 2 <sup>7</sup> / <sub>8</sub>	81,654 4 3 <sup>1</sup> / <sub>4</sub>	43,483 11 6 <sup>3</sup> / <sub>4</sub>	{ Total of INCREASE, on Annual Values, Rents, and Dividends, and on Fines; exclusive of the Profits arising from Shares of Mines, and from other Property of uncertain produce.			

This ABSTRACT shows, that the actual Augmentation of Land Revenue which has arisen from the Part of the Property of the Crown let or disposed of in the manner above stated, under the new system of management, is, in Rents and Dividends, £81,654. 4. 3<sup>1</sup>/<sub>4</sub>. per annum, and in Fines, £43,483. 11. 6<sup>3</sup>/<sub>4</sub>. besides what may have arisen from Manerial and other Property of uncertain value.

IN our Second Triennial Report (March 1816) we had occasion to mention, that in consequence of the depreciation of Landed Property, and of the pressure on the Occupiers of Arable Farms in particular, which had then lately been experienced, two instances had occurred, at the expiration of Leases of Crown Estates, of the Lessees declining to renew upon the terms which we had

Renewal of Leases  
of Landed Estates  
Postponed.



Appendix, No. 12.

had been advised to propose: and in our last Triennial Report (June 1819) we again adverted to those instances; and stated in what manner the Estates in question had subsequently been disposed of. In the following year (1820) we again experienced considerable difficulty in letting Lands belonging to the Crown at such Rents as our Surveyors felt themselves justified in advising that we should accept, as the consideration to be reserved in Leases for the long term usually granted by the Crown: we therefore deemed it advisable, in some cases, under all the circumstances of the times, to enter into Agreements with the Crown Tenants of Landed Estates which had fallen out of Lease, or (if they declined) with other eligible persons, for the occupation of the Property, either as Tenants at will, or for a short term of years, at Rents proportional to the reduced current prices of Farm produce. Of the Crown Estates which have been let under Agreements of this nature, a Schedule of particulars will be found in the Appendix, No. 12, by reference to which it will appear, that the Rents agreed to be paid for them for the year ending at Michaelmas last, amounted, even in the present depressed state of such Property, to no less than £9,548. 9. 3.; whilst the annual value of these Estates, according to the Surveys made of them when the last Leases were granted, amounted to £3,999. 11. 4<sup>3</sup>/<sub>4</sub>. The Rents reserved by the same Leases, amounted to no more than £1,013. 11. 3<sup>1</sup>/<sub>2</sub>. reduced by allowances for Land Tax to about £810, and the Fines paid for the same to £15,645. 19. 11.

The Improvement to the Revenue arising from these Estates, when compared with their former Rental, amounts, according to computations we have caused to be made for that purpose, to about £7,700 per annum, which added to the before-mentioned sum of £81,654. 4. 3<sup>1</sup>/<sub>4</sub>, makes the whole Improvement to the Rental of that part of the Land Revenue which arises from the demised Estates, amount to £89,354. 4. 3<sup>1</sup>/<sub>4</sub>, independent of the difference between the annual value of the Claremont Estate, and the Rents and Fines formerly paid for the Estates which were sold for completing the purchase thereof, which may be estimated at about £2,200 per annum; and independent also of the proceeds of the Property sold under the Act 57 Geo. 3. before referred to, and applied towards the purchase and cultivation of Lands appropriated for Timber; and of the sums received on the sale of the Rights of the Crown over Brecon, Exmoor, and Sherwood Forests; and for Arrears of Tithes, and of Rents in Wales, &c. amounting in all to about £340,000; the Interest on which at 4 per cent. would amount to £13,600 per annum; from which, however, a deduction should be made equal to the old Rents and Fines paid for the last Leases of the Estates sold under the Act above referred to, which we estimate at about £1,550 per annum; leaving, as the Amount of the improved value on the Items last mentioned, the sum of £12,050 per annum. The total Improvement on the Land Revenue Branch of this Office, up to the present period, we therefore think, may fairly be estimated at about £103,600 per annum; besides the sums received for Fines for new Leases amounting, as before stated, to £43,483. 11. 6<sup>3</sup>/<sub>4</sub>. beyond the amount of Fines received on the last Leases granted of the same Property.

Proceedings on  
Applications for  
Abatements from  
Reserved Rents.

The circumstances which led us to depart, in the instances mentioned in the Appendix, No. 12, from the ordinary course of Management on letting the Landed Estates of the Crown, have, as might be expected, induced several of the Crown Tenants now holding Lands under Leases, or Agreements for Leases, to bring under our notice Statements representing the disproportion existing between the Rents payable by them, and the present prices of Produce, as compared with the prices by which their Rents are alledged to have been regulated at the dates of their respective Contracts; and to appeal to the  
liberality



liberality and equity of the Crown, for Abatements equivalent to the reduction in the prices of Farming Produce:—After the most mature and deliberate consideration of those applications, we have, in some cases, felt it to be our painful duty to communicate to the Parties, that, without calling in question the facts submitted to us, we could not, with a proper regard to the Public Interests confided to our charge, recommend that there should be granted to them any present or prospective reduction of the Rents covenanted to be paid by them to the Crown. In other and more numerous cases, we have not considered it to be inconsistent with a due Protection of the Public Interests, to afford the Relief desired, during the present pressure, by allowing temporary Abatements from the Reserved Rents; and we are now about to enter upon an Investigation of all the cases of Crown Tenants, to whom such Relief may properly be conceded, as coming within the Rules which have governed our conduct in this matter.

See Circular Letter,  
dated 4th Feb.  
1823, to the Re-  
ceivers of Crown  
Rents.

Appendix,  
No. 13. (A.)

To avoid any misunderstanding of the reasons by which we have been led to the different courses which we have adopted, on the several applications for an abatement from the Rents of Crown Lands, we think it necessary, in this place, to state the principles on which our decisions have been founded.

Previously to the passing of the Act (34 Geo. 3. anno 1794) “for the better Management of the Land Revenues of the Crown,” Leases were commonly granted by the Crown for Rents and Fines so very inadequate to the Value of the Estates, that they were actually productive of a much greater amount of Revenue to the Lessees than to the Crown itself. As long as that system of management continued, and subsequently in all cases where Crown Property was held under Leases granted prior to the enactment of the Regulations prescribed in the Act of 1794; whatever may have been the extent of the loss in any particular year, from unexpected fluctuations in the prices of Produce, or from other causes affecting the value of Farm Lands, such loss being sustained by the occupying Tenantry, the Crown Lessees could advance no reasonable pretext for a claim to have their Rents reduced. Under the new system, which has been uniformly observed since the passing of that Act, the relative situation of the Crown and its Lessees has been most materially altered. Every Lease of Landed Property which has been granted has contained a Reservation of Rent estimated in its amount at the full improved value of the Premises demised, according to a Valuation thereof by a competent Surveyor, upon oath; and made either at or about the period at which the Term commenced, or at the furthest, within the space of five years antecedently to that period. From this valuation 5 per cent. has usually been deducted, on the renewal of a Lease to the old Tenant of the Estate. Under ordinary circumstances, this mode of letting the Property, while it secured to the Crown a fair and just consideration for the Demise, could not have been productive of any extravagant gain, nor attended by any serious loss, to the Lessee during the currency of the term.

The advance of Price of all the Productions of the Soil of this Country, which commenced soon after the passing of this Act, and which, with some inconsiderable exceptions, continued progressively to increase, nearly till the conclusion of the War in 1814, is known to have produced, generally, to the Occupiers of Farm Lands, held for terms of years, a Profit far exceeding in amount what was anticipated at the date of their leases; in other words, during the currency of those terms, the Rents reserved by the Proprietors gradually and proportionally declined on the scale by which Rents reserved in new Leases were regulated in successive years. In these unexpected advantages,



derived from the possession of Leases of Landed Estates, the Crown Lessees must have participated, more or less largely, according to the earlier or later date at which their subsisting Leases were granted.

It is obvious, therefore, that in considering the claim of any individual Lessee to an Abatement from his Rent, in consequence of the present low Prices, it would be no more than equitable that reference should be had to the Term during which he has enjoyed the possession of the Property; and that credit should be taken, on the part of the Lessor, for the extraordinary Profits which the Tenant may be found to have derived from such possession, during the earlier portion of the term. But this is not the only consideration to be borne in mind, when a Lessee of the Crown applies for a revision of the Contract into which he has entered.

The existing Leases of the Landed Estates of the Crown have been granted for unusually long Terms, in most instances extending to 31 years from the period at which the Rents were adjusted. Besides this immediate advantage, the Lessees have further assured to them and their Representatives (by the established practice of this department in all cases where the Public Service does not call for the resumption of the Property into the hands of the Crown) a preference over all other candidates for new Leases of the Premises, when, by efflux of time, renewals can legally be granted under the prescribed Regulations.

It may be true, as it has sometimes been represented to us by Parties treating for the renewal of Crown Leases, that the advantages so afforded by the Crown are not of that importance which would invariably lead a Lessee, or other Person desirous of acquiring a Lease of Property, merely with a speculative view to the profit to be derived from it, to accept a Crown Lease upon the terms proposed conformably with the official Regulations. But Leases of Crown Property are frequently desired by persons influenced by other motives than a wish to enter upon the actual occupation of the Premises, or to take them as a matter of profitable speculation; and, therefore, the different circumstances under which each Lease has been granted, with reference to the objects of the Parties in taking them, and the uses made of the Property demised, all required to be fully considered in determining our judgment upon the respective applications for a reduction of the Rents.

In this view of the matter, we have divided the Cases before us into two Classes; the first, comprising Lessees who have taken Leases of Crown Property, entirely, or principally, for the purpose either of sub-letting the Premises for short Terms, at the highest improved Rents to be obtained from occupying Tenants; or of acquiring some local accommodation, which a control over the ultimate disposition of the Property may confer; or of increasing the yearly value of their own private Property, in cases where the situation and circumstances of the Crown Lands are such as to enable them to make a more desirable distribution or profitable appropriation of their own Estates. In all these cases it will be seen, either that the Lessees have assumed the Character of *Middle Men*, in relation to the Crown and the actual Cultivator of the soil, and in that character have deliberately entered into Contracts, as Speculators in the contingent, but uncertain advantages of a fluctuating market, the Crown, on the one hand, consenting to forego all participation in their expected gains; and, on the other hand, the Lessees contracting, under that consideration, to pay the Crown a definite Annuity during the currency of the Term; or, that the customary profits, estimated to be derivable from an ordinary use and cultivation



vation of the Crown Lands demised, did not constitute the whole matter of the bargain made by the parties; and therefore, that any diminution in the amount of those profits, arising from contingencies incidental to the nature of the Contract, does not afford any equitable ground for relief to the Lessees, at the expence of the Lessor, if the other objects of the Contract may fairly be presumed to have been realized, or to be enjoyed by them.

Upon these considerations alone, we apprehend, that we have not improperly manifested a disposition to maintain the legal Right of the Crown to enforce a performance of the Covenants of the Lessees, in communicating to this description of Applicants, that we could not entertain their respective Claims, nor advise the Lords Commissioners of the Treasury to authorize any Abatement to be made from the Rents reserved, and payable by them to the Crown; but, in further illustration of the subject, we annex, in the Appendix, the Particulars of two of the cases which have been most strongly urged upon the attention of this Board; those of the *Hodroyd* and *Handley Estate*, let to Viscount Galway, and of the *Eltham Estate*, let to Sir John Gregory Shaw, Baronet, and our Proceedings thereon, which we think will justify the rule of our conduct on the present occasion.

Appendix, No. 13.

In the case of Sir John Gregory Shaw, a reversionary Term was granted for twenty-eight years and a half from Lady-day 1811 (when his former Lease expired) of a Lease of the Manor of Eltham, and divers Lands, Houses, Cottages, and other Buildings, without the payment of any Fine, at the Yearly Rent of £3,923. 19. 0. founded on a Valuation made in the year 1806; when the Lessee contracted for such Reversionary Lease. The Estate was then principally in the occupation of respectable farming tenants and others, who had recently expended considerable sums in the improvement of the Property, in the reliance, as they afterwards stated to this Board, that the Crown Lessee would renew their Under-leases upon terms bearing some reasonable relation to the terms on which he should himself obtain a renewal of the Crown Lease. But no sooner were the proceedings in passing the new Lease from the Crown perfected, than Sir John Shaw sub-let the Property, by public Auction, to parties who made the highest biddings, for Leases of the several Allotments conditioned to be granted by him, for terms extending to the last year of the term which he possessed therein, respectively subject to the payment of certain specified Rents. By this proceeding, Sir John Shaw secured to himself the reservation of Yearly Rents, payable during the currency of his Lease, rather exceeding in amount the whole reserved Rent payable by him to the Crown; and also obtained Premiums, in the nature of Fines immediately paid to him, by the highest bidders for the several Lots, amounting to upwards of £25,000.

Upon a review of all the circumstances of the case, this Board found no ground for a presumption, that any undue advantage was given to Sir John Shaw, in settling the Terms of the Agreement for the Lease, or that the Surveyor employed to value the Property would have been justified in setting it at a higher rate, at the period of his valuation.

We are satisfied that the enormous Premiums obtained by Sir John Shaw in 1810, under the mode of letting by public Auction, is principally to be ascribed to the extravagant spirit of Speculation which prevailed at that Period, and which, in too many instances, induced individuals, under the influence of an over-strained competition, to offer Rents not justified even by the high prices at which the productions of the Soil then sold.

Under



Under the circumstances before mentioned, we were surprised to receive, in the month of July last, a Letter from Sir John Shaw, inclosing an Application, signed by his Sub-lessees on this Estate, soliciting the Board “to *enable* him to “ extend to the Tenants holding under him, the same indulgence and abatement “ of Rent which had been given by almost every landlord in the Kingdom, in “ consideration of the reduced price of every sort of produce arising from “ land.” To this letter we directed an answer to be written to Sir John Shaw, shortly adverting to the mode he had adopted in sub-letting the Property in 1810, and to the large sums he had realized by those lettings; and expressing the feeling of the Board, that the tenants have a strong equitable claim upon him for relief, to an extent commensurate with the altered circumstances which they had brought under his consideration; and our conviction, that, however liberally that relief may be granted by him, it will be found, at the expiration of the subsisting term, upon an average of the whole period, that the Crown Lease will have been to him a very beneficial concern; and, consequently, that the reserved Rent is no more than a fair and reasonable consideration for the property demised.

Under the Second Division of Cases, we have classed all Occupiers of Crown Lands, who hold them immediately under the Crown, and are engaged in their cultivation, as the means of employment for the capital, skill, and industry, by which they and their families are maintained; subject to certain limitations, having reference to the period at which their present Rents were respectively adjusted.

In proposing to entertain cases falling within this description, with a view to such reasonable abatement from the reserved Rents, as the extraordinary pressure of the times on the occupiers of Farm Lands may be found to require in each particular instance, we humbly conceive, that the Crown will pursue only that just and prudent course of management which private individuals would adopt, and indeed have already very generally adopted, as the only efficient and practicable means of affording direct relief to the Farming tenantry of the country under their present difficulties.

It is with great satisfaction we find ourselves enabled to state, that, with a very few exceptions, the numerous body of Crown Tenants have hitherto punctually observed the regular course of payment of their Rents; and that no instance of absolute Default, likely to happen in respect of the Rents due at Michaelmas last, has yet come to our knowledge. But to persevere in requiring the class of occupying tenants now under consideration, to continue to pay Rents, which, however moderate at the earliest periods of their engagements, may now, in some instances, be greater than they can afford, we have thought would be not more harsh towards a meritorious class of individuals, than unwise in reference to the permanent, if not to the immediate interest of the landlord.

We look forward with much confidence to an early arrival of the period at which the small number of Crown Estates now out of Lease, and occupied under temporary tenures, may be again granted on Lease, in conformity with the regular and more wholesome system of management previously adhered to, and for Rents corresponding to the valuation of our Surveyors, which we have not hitherto been able to obtain.

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Lands and Premises  
at Northfleet.

IN the month of August 1817, we received a communication from the Lords of the Treasury, that in or about the year 1808, certain Lands and Premises had been purchased at *Northfleet*, with the view of forming a Naval Arsenal there. This Plan having been afterwards relinquished, the Board of Admiralty submitted to the Board of Treasury the propriety of having this Property placed under our management, as they did not deem it expedient to recommend its being sold; stating, at the same time, that they considered it desirable that the Rents and Profits arising therefrom should be allowed to accumulate, and be made applicable (as opportunities might offer) to the purchase of the remaining Lands which would be required, in the event of its being hereafter determined to carry into effect the suggestion of the Commissioners of Naval Revision, in regard to the proposed Arsenal. They likewise stated the propriety of inserting in any Leases which might be granted of these Lands and Premises, a Clause for vacating the same on Six months Notice, in case the Premises should be required for the Public Service, with an undertaking to indemnify the Lessees for any Loss they might sustain by such resumption.

In our Report to the Treasury, in consequence of that communication, we stated our Concurrence in the Opinion given by the Board of Admiralty, as to the propriety of having those Lands brought under our management; and steps were soon afterwards taken for placing them under the charge of our Receiver for the County of Kent.

The Estates in question, according to the Particular of them received from the Board of Admiralty, consisted of several Farms, Lands, and Premises, containing the Quantities under-mentioned; viz.

	A.	R.	P.
Hiye House, Cottages, Gardens, &c., and sundry Parcels of			
Land; containing in all	144	3	13
Land at Swanscomb Level	61	0	10
Land at Northfleet	8	0	0
The Ingress Park, Mansion House, &c.	219	3	20
In all	433	3	3

Besides a valuable House there, called Orme House, and two Cottages adjoining; valued at about £200 per annum.

In the year 1821 we entered into Agreements for granting Leases of the Lands at Swanscomb, and the small quantity of Land at Northfleet, together with Orme House and other Buildings, at several Rents, amounting in all to £820, the Particulars of which we have inserted in the Schedule, Appendix, No. 14; in which we have inserted also an Account of the Rents now agreed to be paid for the remainder of the Property, amounting to £485; making the present Rental of the Property £1,305.

Appendix, No. 14.

In these Leases we have directed a special Clause to be inserted for the resumption of the whole or any part of the Property comprised therein, in the manner recommended by the Board of Admiralty.

In compliance also with the recommendation of that Board, we have directed a separate account to be kept by the Receivers for the Premises, of the Rents and Profits accruing therefrom; of which we have from time to time laid



Statements before the Board of Treasury, and have instructed the Receivers to pay over annually to the Navy Board, the net Balances remaining in their hands, at Michaelmas in each year, after deducting the charges affecting the Property; of which regular Statements have also been annually laid before that Board.

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Extra-parochial  
Tithes in Bedford  
Level.

IN our last Report we stated the Proceedings which had taken place for the establishment of the Crown's Title to the Tithes of the Lands which had been divided and inclosed under the *Borough Fen* Inclosure Act; since which we have entered into an Agreement with Messrs. Miles and Holman Custance, for a Lease (now nearly completed) of the Allotments awarded to the Crown in lieu of the Tithes, at a Rent of £623. 1. 4.; the Particulars of which Lease are stated in the Schedule, Appendix, No. 3.

We likewise stated, that, in the event of its being found necessary to erect a Church in the Fens which had been inclosed, we were disposed to recommend (as the right of the Crown to those Tithes had been fully established) that the Site for the Building, and the Land requisite for the endowment of the same, should be granted out of the Estate allotted to the Crown, in lieu of those Tithes, although the Act of Inclosure contained no provision imposing upon the Crown the obligation of contributing at all to any such purpose.

Since that period, we have had several communications with the principal Proprietors interested in that Inclosure; in consequence of which we have submitted to the Treasury, that the Crown, in the event of their engaging to erect the Church for the New Parish created by that Act, at their own expense, and to defray the same by means of a Parochial Rate, should agree to build the Parsonage House, whenever the Church should be in such a state of forwardness as to require the appointment of a Minister; and should also make a suitable Endowment for the same, out of the Lands allotted to the Crown. To this arrangement the Lords of the Treasury have authorized us to accede; and we have accordingly inserted a Clause in the Lease to Messrs. Custance, for enabling us to resume, at any time, such part of the Lands as may be required for that purpose; and we have also set apart a sum of £1,300, which had been received from the Inclosure Commissioners, in further compensation for His Majesty's Claims under the Act, towards the erection of the proposed Parsonage House. This Mode of proceeding will prevent the necessity of our selling any part of the Lands to defray the expense thereof.

We also stated in our last Report, that measures had been taken by us for securing the payment of the Tithes accruing to the Crown from other Estates in the Bedford Level; for the recovery of which, from one Estate of great extent there, a Suit was then pending in the Court of Exchequer; and that we had little doubt that, at no distant period, the Tithes of the Level might be made productive of considerable addition to the Land Revenue.

The Suit there alluded to, arose from the refusal of Lord Eardley, the Proprietor of an Estate in Borough Fen, containing upwards of 2,600 acres, to acknowledge the title of the Crown to the Tithes thereof. In consequence of this refusal an information in the Exchequer was filed against his Lordship in the year 1815, which came on for hearing in Trinity Term 1819; but the Cause being judged by the Court to be of extreme importance, the final decision



sion of it was postponed until the 17th of January 1820, when the decision was given in favour of the Crown. His Lordship and his Tenants were in consequence obliged to account for the arrears of Tithes upon the said Estate for six years preceding the commencement of the Suit, in conformity with the decree of the Court to that effect; and the amount of the arrears was afterwards settled by reference to Arbitrators, who, on the 19th of March following, awarded to the Crown on that account the sum of £8,320. 7. 0. which was soon afterwards paid over to us, and applied to the purposes of the Woods and Forests Department.

We think it proper to add, that we have, within these few days, entered into an Agreement with Lord Eardley, for a Lease of the Tithes in question, for the Term of Seven Years, to be computed from the 10th of October 1820, at a Rent of £735; and we have accordingly given directions for having the Lease completed without delay.

On the termination of the Suit with Lord Eardley, we directed steps to be taken for the recovery of the Arrears of Tithes due by other Proprietors of Lands within the Fens; in which we have already made considerable progress, having entered into Agreements for Composition with several of them, to the extent of above £250 per annum; and we are now in treaty with various other Proprietors, for a similar settlement of the Tithes due by them. The net amount received from these Tithes, for the Year ending at Michaelmas last, including those agreed to be let to Lord Eardley, amounted to £971. 8. 0.

Vide Appendix,  
No. 12.

In the course of the Proceedings in the Suit with Lord Eardley, and also in the recovery of the Compositions from the other Proprietors last alluded to, we received much information and assistance from Mr. Richard Blow, the owner of a small estate in Borough Fen; and we thought it proper, on his presenting a Memorial to the Treasury, praying for some remuneration on account of his services in the business, to recommend, in our Report to that Board, (a copy of which is annexed hereto, Appendix, No. 15.) that the sum of £400 should be issued to us for that purpose, which has accordingly been since paid over to him.

Appendix, No. 15.

In that Report, we also thought it proper to represent to the Board of Treasury the great assistance which had been afforded us, in the course of the business, by Mr. Pillar, the Secretary to the Land Revenue Department; not merely in his communications with our Solicitors here, while the Suit with Lord Eardley was pending; by the successful termination of which the recovery of this important Property to the Crown has been chiefly effected, but also by attending the Inclosure Commissioners at Peterborough, and afterwards at the Northampton Assizes, when the Causes came on for trial: thereby, in our opinion, contributing greatly, from the assistance he rendered to the Counsel for the Crown, on these occasions, to the favourable results with which these Suits were attended: we therefore expressed our hope that their Lordships would be pleased, under all the circumstances of the case, to consider him justly entitled to some remuneration, in testimony of their approbation of his meritorious conduct, and the special services which he had rendered to the Crown, by contributing so materially to the recovery of this very valuable Property. In consequence of that Representation, the Lords of the Treasury directed a warrant to be issued for the Payment of the sum of £500, on account of his services in the business; which was accordingly soon afterwards paid to him.



Derelict Lands,  
adjoining the Parish  
of North Coates  
and other places,  
County Lincoln.

Information having been some time since given to us, that there were certain Derelict Lands on the Sea Coast adjoining the Parishes of North Coates, Somer Coates, Conningsholme, and Grainthorpe, in the County of Lincoln, we directed a Case to be laid before the Law Officers of the Crown, in the month of August 1818, for their opinion as to the steps which should be taken for proving the Title of the Crown thereto : when they recommended that a Commission under the Great Seal should be issued for inquiring into the Title of the Crown to the Lands, and ascertaining their extent ; in consequence of which an Inquisition was accordingly held near the spot, on the 12th of November following, when, after examination of the necessary witnesses, the three under-mentioned parcels of Salt Marsh, were certified to be Derelict, and to belong to the Crown ; viz.

	Acres.
One parcel adjoining the Parish of North Coates, containing -	453
Another parcel adjoining the Parishes or Lordships of North Somercoates, Grainthorpe, Wragholme, and Marsh Chapel; containing - - - - -	795
And another parcel adjoining the Lordship of North Somer- coates, containing - - - - -	380
In all - - - - -	1,628

the whole of which lie on the outside of the Sea Wall fronting those Parishes, and had been rapidly accumulating for the last fifty years.

Under that inquisition, the Lands were accordingly seized into the hands of His Majesty ; and we were preparing to take steps for the disposal of them, when Petitions were presented to the Court of Chancery, by Lord Yarborough, Lord of the Manor of North Thoreby cum North Coate, and by other Lords of the different Manors adjoining these Lands, praying that they might be allowed to come in and traverse the Inquisition, which was complied with ; and an Order of Court was accordingly made, directing that the Traverse should be filed within a certain time ; and that the issue should be tried at the ensuing Assizes for the County of Lincoln. On further consideration, however, the Court thought proper to direct that the trial should take place at the Assizes for the County of Derby, instead of Lincoln ; and the Cause was accordingly set down for trial at the last Derby Assizes, when our Solicitor attended, but circumstances occurred which prevented the hearing of the Cause. We have no doubt, however, but that it will be brought to a decision at the next Assizes for that County. Our Report on this subject forms No. 16 of the Appendix.

Appendix, No. 16.

Estates at Poyning  
ings and other  
places, County  
Sussex.

THE late Surveyor General, in his Second Report to the Legislature, stated the circumstances under which certain Estates at Poynings, and other places in the County of Sussex, had escheated to the Crown by the death of Lord Viscount Montague, who was believed to be the last Heir male of Sir Anthony Browne, Knight ; to whom, and to his Heirs male, these Estates had been granted by King Henry the Eighth ; in consequence of which a Lease thereof was granted to William Stephen Poyntz, Esq. and Elizabeth his Wife, for the Term of thirty-one years, from 10th October 1804, on payment of the Rents stated in the Schedule, Appendix, No. 1., to the Fourth Report of the said Surveyor General.

In



In the month of June 1818, a Petition was presented to the Treasury, addressed to His Majesty, by John Browne, Esq. describing himself to be Cousin and Heir male to the late Lord Viscount Montague; and praying that His Majesty would be graciously pleased to command justice to be done to him, by causing the Estates in question to be delivered over to him. On referring that Petition to our Solicitors, they stated to us, that the Petitioner had actually commenced an Action of Ejectment against Mr. and Mrs. Poyntz, for the recovery of these Estates, before he presented his Petition to His Majesty; and that, as no ground appeared for his not pursuing that remedy, they saw no reason why, under these circumstances, his Petition should be allowed.

The Suit was therefore proceeded with by Mr. Browne, for some time, but was afterwards abandoned; and, in the month of April 1820, a Judgment, as in the case of a Nonsuit, was obtained against him; in consequence of which our Solicitors are of opinion, that no new Ejectment can be commenced with effect; as, if he ever had any colour of claim to the Estates in question (which they do not think he ever had), the Statute of Limitation would operate upon it, and prevent his renewing it with any prospect of success.

The Expenses of defending the Suit amounted in all to £1,310. 19. 8.; of which, on a reference to Mr. Morgan, Actuary to the Equitable Insurance Office, to state the proportions payable by the Crown, and by Mr. and Mrs. Poyntz, according to their respective interests in the Property, he certified that there should be paid, by the Crown

And by Mr. and Mrs. Poyntz

- £1,019 5 9

- 291 13 11

---

£ 1,310 19 8

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In consequence of which the Crown's proportion thereof was, some time afterwards, paid by us, under the authority of a Warrant issued by the Treasury for that purpose. In the Appendix, No. 17, we have given Copies of our Reports to the Treasury on this subject.

Appendix, No. 17.

In Schedule, Appendix, No. 1, a Lease is noticed of the Demesne Lands of the Manor of PORTLAND, with the Quarries, KING'S PIER, Cranes, &c. thereto belonging, granted to Gabriel Tucker Steward, Esq. for the term of years, and under the rents and reservations there referred to: in which Lease, while he was held bound to keep the Premises and Works in proper Repair, a Special Clause was inserted for preventing him from being held liable to repair any damage that might be occasioned to the Pier, solely by the violence of the Sea, and not by any negligence or misconduct of the Lessee.

King's Pier,  
Isle of Portland.  
Appendix, No. 1.

In the early part of last year, the Agent for Mr. Steward informed us, that, owing to the violent gales of wind which occurred about that time, the Head of the Pier had been carried away by the Sea, and the Works otherwise much damaged; and as the damage was not occasioned by any neglect of the Lessee, he called upon us to cause the same to be repaired at the expense of the Crown.

Having directed a Survey of the Pier to be made by one of our Surveyors, and ascertained that the damage had been occasioned solely by the violence of the Sea, we directed an Estimate to be prepared of the sum necessary to be



laid out in the repair thereof, which amounted to £380 ; in addition to which we thought it proper to incur a further Expense of £90, in causing 300 Tons of large Cap Stones, to be thrown over on the South Side of the Pier ; a precaution which it was certified to us would tend much to prevent the recurrence of a similar misfortune. The total expense incurred amounts therefore to £470, which sum has accordingly been paid by us under the authority of a Treasury Warrant ; the Agent for the Lessee having certified that the Work had been completed to his satisfaction. Of our Report to the Treasury on this subject a copy is given in the Appendix, No. 18.

Land Revenue,  
in Wales.

THE Parliamentary Commissioners appointed, under an Act passed in the year 1786, to enquire into the state and condition of the Woods, Forests, and Land Revenues of the Crown, in their 12th Report, dated 25th May 1792, gave a detailed account of the amount, nature, and circumstances of the Land Revenue, in Wales ; and they set forth, that from the state of decay, into which it had fallen, it was no longer sufficient to answer the permanent charges upon it. They stated that of this small Revenue, the arrears not recovered from 1760 to 1786, amounted to no less a sum than £31,314. 8. 9. ; which circumstance alone, they justly observed, pointed out the necessity of greater exertion, and more attentive management in the collection of it ; and in their 16th Report, dated 28th March 1793, they detailed the causes to which they imputed the failure of this Revenue ; the arrears of which, they stated, had increased so rapidly in some of the Counties, that there seemed to be danger that the greater part of the Rents would be totally lost.

Appendix, No. 19.

The two Receivers of this Revenue held their Offices by Patent. In the year 1819, the death of one of them afforded us an opportunity of placing the collection of the Rents theretofore in his charge, in the hands of an active and intelligent Receiver. A vacancy in the other Receivership occurred soon afterwards by resignation ; and we were so well satisfied with the selection we had made in the former case, that we recommended it to the Lords of the Treasury, to place the receipt of both the Districts of North and South Wales in the same hands. The steps which have since been taken for the recovery of the great Arrears, and the success which has attended them, are detailed in a Report to their Lordships, inserted in the Appendix : it will there be seen, that the total amount of Revenue received previous to the year 1819, was about £1,800 per annum for each division of Wales ; and that, under the new system of management, the amount actually collected from the whole annual Revenue, and Arrears thereof which had become due to the Crown, up to Michaelmas 1822, has been as follows ;

South Wales ; amount in three years	-	-	£ 12,812	18	4
North Wales ; amount in two years	-	-	10,174	0	6
Chester ;    do.       do.       do.	-	-	2,011	14	9
			<hr/>		
			£ 24,998	13	7
			<hr/>		

Out of which have been paid not only the whole of the permanent charges on this Revenue, but a surplus of nearly £13,000 for the purposes of the Woods and Forests Fund, the New Street Fund, and for other services relating to the



the Estates of the Crown ; and we confidently expect that further Arrears to a large amount, particularly in North Wales, will speedily be recovered ; and that considerable augmentations will be made in this Revenue.

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Since the date of our last Report several Acts have been passed for the Inclosure of Commons and Waste Lands, in which the Crown has an Interest ; a list of which is given in the Appendix, No. 20.

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Acts of Inclosure,  
Appendix, No. 20.

IN our last Report we stated the new arrangements we had made, under the authority of an Act then recently passed, for “ better regulating the Offices of Receivers of Crown Rents ;” and these have already been productive of very beneficial effects : The whole, or nearly the whole of the demisable Property of the Crown is now, without expense, brought, at least once a year, under the inspection of the Receivers ; and the great loss which used frequently to be incurred under the former course of management, in consequence of the Buildings and Fences being allowed to get out of Repair, and the Estates being injured by improper cropping and management, is effectually prevented. A further improvement in the mode of management of these Estates has since the date of that Report been effected, by the Act passed in the second year of the reign of His present Majesty, intituled “ An Act to improve the Land “ Revenues of the Crown, and of His Majesty’s Duchy of Lancaster ; and for “ making provisions and regulations for the better management thereof ;” by which the former mode of passing the Leases under the Great Seal, or the Exchequer Seal, which was unavoidably productive of great delay, inconvenience, and expense to the Crown, was discontinued ; and, in lieu thereof, we were authorized, under certain restrictions therein specified, to enter into Contracts with Parties treating for Crown Leases, and to cause them to be prepared in this Office under our own inspection, for execution by us ; instead of having them, as formerly, prepared by the Clerk of the Pipe, and passed under the Great Seal, or Exchequer Seal, which was attended with an expense of about £60 on an average for each Lease of Lands, and of £50 for each Lease of Houses. According to the former system of management, this expense was borne entirely by the Crown : for, although the passing the Leases through the different Offices was nominally paid for by the Lessees, it was in fact a charge upon the Crown : the practice being that an Annuity equal to the expense thus incurred, should be deducted from the annual value of the Estates in setting the Rents upon them.

Act for the Im-  
provement of the  
Land Revenues of  
the Crown,  
1 & 2 G. 4. c. 52.

During the former system of Management indeed, when the procuring of a Crown Lease was considered a matter of favor ; and when consequently numerous Farms or Houses were frequently comprised in one Lease, the expense to the Crown, by the mode of passing the Leases at that time, was small, compared with what it became after the passing of the Act of the 34 Geo. 3. c. 75. for the better Management of the Land Revenue. By this Act the Estates of the Crown were directed to be let under Valuations on oath ; and no other Bonus was allowed to the Lessee, than merely a deduction from such Valuations of 5 per cent on setting the Rents. In consequence of that change of system, Leases from the Crown ceased to be considered as matter of favour ; and many of the great holders of the Estates declined accepting new Leases on the expi-  
ration



ration of the old Grants. The Estates were then generally let out in Parcels, frequently to the actual Occupiers of the Farms, at Rents sometimes even exceeding the Valuation set on them, and always without the deduction of the Bonus allowed to the old Lessees: but while the Rents for the demised Estates were thus frequently increased by the refusal of the old Lessees to renew their Leases, the charge to the Crown, for the expenses of the Leases, became considerably greater by the division of the Property than it would have been had the former Leases been renewed.

Under the provisions of the Act in question, the expenses of Crown Leases will be greatly reduced; though they will still, in consequence of the Fees payable at the Treasury for the Warrants for the Leases, and to the Auditor for the Inrolment of them, somewhat exceed the amount usually paid by the Lessees of private Land Owners for their Leases. We see no reason, however, notwithstanding that diminution of expense, why the whole of that charge should fall on the Crown; as we are of opinion that the Lessee should contribute, as his proportion of it, the sum he would have had to pay for Property belonging to an Individual; together with the small sum paid for the Inrolment before the Auditor; as, in fact, is done by the Lessees of Individuals, who, for their own security, chuse to register their Leases in courts of Record. We have therefore prepared for the approbation of the Treasury a Table of Charges to be paid by the Lessees as their proportion of the expenses of passing their Leases: the Particulars of which are given in the Appendix, No. 21.

Appendix, No. 21.

In addition to the saving of expense, much delay will be avoided by this arrangement. The Leases will be prepared and completed in this Office in the first instance, instead of adopting the former tedious process of having first, the Constats prepared in this Office, under Warrants from the Treasury; then the Transcripts for the Leases, by other Warrants from the Treasury; and afterwards the Leases and Counterparts by the Clerk of the Pipe.

That Saving, however, will not operate to its full extent for some time. Compensation is by that Act, clause 3, directed to be made to Lord William Bentinck, who holds for life, under Letters Patent, dated 25th October 1783, the Office of Clerk of the Pipe, for the loss he will sustain by removing the preparation of the Leases from his Office; but to what extent the Saving will be diminished by that Compensation, we have not at present the means of stating.

The Act directs the amount of it to be ascertained by Arbitrators; one to be named on the part of the Crown, and the other on behalf of Lord William Bentinck, or by an Umpire, to be chosen by such Referees; and a deed of Reference has accordingly been executed by us and by his Lordship; authorizing Gilbert Jones, Esq. on the part of the Crown, and John Shaw, Esq. of the Pipe Office, on behalf of his Lordship, or the Umpire to be named by them, to decide the question; but they have not, as yet, made their Award respecting it.

After providing for a small additional charge which will be incurred in our Establishment, by preparing and completing the Leases in this Office, a considerable Surplus will arise on the sums advanced by the Lessees for their Leases, after paying the Fees for the Treasury Warrants for the same, and for the engrossment of them. It is intended that such Surplus shall be applied, in the first place, to the gradual payment of such Compensation as may be found

Compensation to be made to the Clerk of the Pipe, under Act 1 & 2 G. 4. clause 3.

Appropriation of the Sums to be paid for Crown Leases.



found due to Lord William Bentinck; and afterwards, towards the payment of the incidental expenses of management of this Office, or such other public purpose as the Board of Treasury shall judge proper.

It is further intended that in all cases of Grants in Fee; Leases of Mines or Quarries, Manerial Rights and Franchises, and for other special objects, the Surveyor's charges shall continue to be paid by the Applicants, without allowance; and that a sufficient sum to cover the same shall be deposited in the Office before the Surveys are made: an arrangement, which has been found the more expedient, as instances have heretofore frequently occurred of Applicants refusing to take Leases after the Crown had incurred the expense of the Surveys.

Besides the Compensation directed to be made to Lord William Bentinck, as Clerk of the Pipe, the Act before referred to, for regulating the Offices of Receivers of Crown Rents, directs that Compensation should be made to the Bishop of Rochester, whose appointment as Receiver of Crown Rents for the Counties of Essex, Hertford, Norfolk, and Huntingdon, was declared to cease from the date of the nomination of the new Receivers. This Compensation is also directed to be settled by arbitration, as in the former case; and Mr. Jones was, in consequence, some time since, appointed the Referee on the part of the Crown, to meet the Referee on behalf of the Bishop; but no Award has as yet been made by them upon the subject. Our Report to the Treasury on this subject is inserted in the Appendix, No. 22.

Compensation to  
Bishop of Roches-  
ter, under Act  
56 G. 3. c. 16.

Appendix, No. 22.

A question arose in relation to this Act, whether the Receivers should be charged with Land Tax and Poundage, on the Allowances made to them under the provisions of the Act.

Charge of Land  
Tax, and for  
Poundage on  
Allowances to  
Receivers.

Appendix, No. 23.

In the Appendix, No. 23, we have inserted Copy of a Petition addressed to the Lords of the Treasury, by Messrs. Driver, dated the 15th September 1819; stating, that they had been assessed for Land Tax on their allowances up to that period; that they had appealed to the Commissioners of Taxes, for remission of the duty, but without effect; and therefore praying, as they had agreed to undertake the Collection of the Rents within their Receipt, at a poundage of only 4 per cent., on an understanding that no deduction whatever was to be made from it, that directions might be given for cancelling the Assessment so made upon them. In our Report to the Treasury (which is also inserted in the Appendix, No. 23.) we stated our reasons for thinking, that, under the provisions of that Act, none of the Receivers of Crown Rents are chargeable with that Tax, whatever may be the rate of allowances made to them; adding, that, when we took into consideration the important duties assigned to them, and the moderate rates of remuneration allowed, we did not think it would be equitable to charge any of them with the tax in question: and the Board of Treasury having been pleased to concur with us in that respect, directions were accordingly given to the Auditor, to allow the sums paid by Messrs. Driver for those charges, in passing their Accounts before him, for that year's rental; and instructions were at the same time given to the Commissioners of Taxes, to discharge the Assessment which had been directed by them to be made on Messrs. Driver, for the year ending 25th of March 1820.

A similar application was made to the Treasury by Messrs. Driver in September last, relative to the Fees charged by the Auditor on passing their Accounts before him, which they stated would, on an average, amount to about



£42 per annum; and from which they claimed to be relieved on the same grounds as in the preceding case. We soon afterwards made our Report to the Treasury upon this subject, and we stated our reasons for thinking that they were, as in the former case, entitled to be relieved from any such charge. In consequence of our Report the Treasury has given authority to pass the Accounts of the Receivers, without subjecting them to any deduction whatever. A copy of that Memorial, and of our Report thereon, is also given in the said Appendix, No. 23.

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Whitehall Place.

IN our last Report we stated, that although the completion of the ultimate design for the improvement of the Crown's Estate in Whitehall Place, by terminating that street with a suitable Terrace, must be postponed on account of the terms of the Leases granted by the Crown, of a part of the land contiguous to the river, not being expired; yet we hoped to be enabled soon to remove some of the inferior Buildings near the water-side, and to erect a low wall across that end of Whitehall Place, as well for the purpose of concealing whatever might remain unsightly in the wharfs behind it, as of turning the Road for the coal waggons, and other heavy carriages, which then passed through Whitehall Place, to a more convenient passage through Scotland Yard: we have the satisfaction of saying, that the arrangement has been effected, and that there are now standing on the north side of Whitehall Place, eleven houses, and on the south side, eight houses, all of them entirely finished; and most of them occupied; besides three houses at the eastern end of the same side, which have been recently covered in, and will be finished for occupation in the course of the ensuing summer.

The Ground Rents payable to the Crown, in respect of the sites of the new buildings in Whitehall Place, amount to about £1,300 per annum.

Richmond House,  
and Grounds in  
Privy Gardens.

Another Improvement has been effected on the Site of Richmond House and Grounds, in Privy Garden.

These Premises (with the exception of the Fore-court) were held by the Duke of Richmond, under Lease from the Crown, for a term which would not expire until April 1841, at Rents amounting to £191. 10. 0. per annum; and the Fore-court was held under the same Lease, for a term which expired in April 1822, at the yearly Rent of £1.

Having in the end of the year 1819 received from His Grace an intimation that he was disposed to accept of a fair price for his interest in the Premises; and it appearing to us that the Ground, from its contiguity to the Houses of Parliament and the Public Offices, would be likely to let to advantage in Plots for New Buildings, we felt no hesitation in treating with the Duke for the purchase of his interest in the Premises; and we therefore desired our Architects to view the same, and to report to us the value of them.

From their Report it appeared, that they were of opinion that the unexpired Term in the Premises, subject to the before-mentioned Rents, was worth about £5,000; but that adverting to the destruction by fire of a part of the Premises, which happened in 1791, and which, under covenants in the Lease, His Grace was bound to make good, it seemed to them to be equitable that the sum of

£700



£700 should on that account be deducted from their estimate of 5,000; making the amount to be paid by the Crown £4,300.

This last-mentioned sum the Duke signified his willingness to accept. It having, however, been found, in forming the design for the new Houses, proposed to be built on this Ground, that in order to provide sufficient Stable accommodation for these houses, more space to the southward would be required, and which there was an opportunity of obtaining by the purchase from His Grace, and the other interested parties, of an adjoining Freehold House and Ground fronting Parliament-street, a treaty for that purpose was set on foot, which concluded by our agreeing to make the purchase on the part of the Crown, at the price of £3,500; making a total expenditure of £7,800, reduced by the produce of the old Building Materials on the Ground, to about £6,600.

Our Architects having, by our direction, formed a design for building on part of the Ground thus acquired, eight capital Messuages of the first class, fronting northwards on Privy Garden, with suitable domestic and stable Offices behind; and for laying out the residue of that Ground in foot and carriage accesses, and ornamental garden; we received from a respectable Builder an offer to take the Ground on a Building Lease for ninety-nine years, at a Rent of £800 per annum, and to execute and complete the whole design under our direction, and to our satisfaction. The Rent thus offered, reaching the highest sum which our Architects had ever expected would be derived from the Property, was accepted by us; and great progress is now making towards completing the execution of this design.

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HAVING in our Second and Third Reports mentioned the measures which had been taken under the NEW STREET ACT, from its passing in the year 1813, to the dates of those Reports respectively, we now propose, in continuation, to state the progress which has been made, up to the present time, in carrying into effect the several objects of the Act in question.

The New Street.

By the 15th Section, the power for making the requisite Purchases was limited to Seven Years from the date of the Act. At the expiration of that period, however, from the absence of Parties, and other causes, several Interests were outstanding; and in the Session of 1820, a Bill was passed for extending those powers for a further period of Three Years from that time. Under the provisions of these Acts, the whole of the Interests required for the immediate purposes of the Street (with the exception of the Occupier's Interest in a Stable Yard and Premises near Vigo Lane, of which the lease will expire at Midsummer 1830, and two or three Interests of inferior value) have been either purchased or agreed for.

In our last Report we stated, that in order to complete the sum of £600,000, which by the New Street Act we were empowered to raise for the several purposes thereof, we had contracted with the Governor and Directors of the Bank of England for a Loan of £300,000, on the credit of the Land Revenues of the Crown, in addition to the £300,000 before borrowed, on the same credit, from the Royal Exchange Assurance Company.

It



It having been found, however, that these sums, together with the other monies applicable to the purposes of the undertaking, were insufficient to provide for the expenditure necessary to its completion, we obtained from Parliament, in the Session of 1820, a Grant of £100,000 out of the Supplies of that year; and in the ensuing Session, a second Grant of £100,000 was voted to us for the same purposes.

Including these several sums, the whole amount of our Receipts, up to the present time, on account of the New Street, will be shown by the following Abstract:—

	£	s.	d.
Amount of Loans from the Royal Exchange Assurance Company, and Bank of England	600,000	0	0
Amount received in respect of two Parliamentary Grants of £100,000 each, after deducting fees at the Exchequer	194,998	12	0
Produce of sales of Estates of the Crown, and of Fee Farm Rents	110,823	11	10
Produce of sale of a House in Charles-street, to Pascoe Grenfell, esq. as stated in last Report	11,000	0	0
Fines on renewal of Crown Leases	53,251	16	2
Rents of Estates of the Crown	330,872	18	3
Rents of Property in the line of the New Street	72,895	11	4
Interest of Monies invested in Government securities till wanted	61,606	0	5
Produce of sales of Stock transferred under the Act 54 Geo. 3. c. 70	179,379	15	4
Produce of sales of old Building Materials	7,026	8	0
In part reimbursement of payments made to the respective parishes, on account of deficiencies in parochial Rates	6,395	5	2
	£ 1,628,249	18	6

The EXPENDITURE up to the present time has been as follows; viz.

	£	s.	d.
Purchases of Freehold and Leasehold Property, including Compensation for the "Goodwill" of Occupiers; Rents of Leasehold Houses purchased; Interest on Purchase Monies; Gratuities to Tenants at will, &c.	1,139,835	6	7
The Expense of forming the New Sewer, and sundry surface Drains to communicate therewith	60,140	8	9
Purchase of additional Ground Rents	28,598	8	0
The Expense of Paving, Lighting, &c. and of indemnifying Parishes for the loss of Poor and other Rates	62,814	7	4
Interest of Monies borrowed	191,936	8	8
Architects', Surveyors', and Solicitors' Bills; Salaries; Office Rent, and Incidents; Treasury, Parliamentary, and Auditors' Fees; Insurances against loss by fire, and Allowances to persons for keeping charge of untenanted Houses	86,009	6	6
	1,569,334	5	10

In



Brought forward	£	s.	d.
	1,569,384	5	10
In addition to the above, there have been advanced out of the Funds provided for the New Street :			
For the purchase of various Interests (including the Freehold) in an Estate in Orange-street, Leicester-square, herein-after mentioned, of which the Rents have been received in this department		22,186	12 11
For the Repairs of three Chapels in the parish of Saint Mary-le-bone, included with others in the purchase of the Rectory of that Parish, the Rents of such Chapels having also been received in this department		9,762	18 6
	£	1,601,283	17 3

The Demands upon the Land Revenue of the Crown, on account of the New Street, and which, for some years past, have absorbed so much of that Revenue, are now nearly reduced to the Interest of Monies borrowed, and the repayment of the Principal.

With respect to the Interest, which was originally at the rate of £5 per cent., we have to state, that in July last, we represented to the Governor and Directors of the Bank of England, that, adverting to their having announced that, after the 21st of that month, their rate of Discount would be reduced from £5. to £4. per cent, we hoped they would deem it reasonable to reduce below its then present rate, the interest payable by the Public on the Loan of £300,000 granted by them in the year 1817, for the purposes of the New Street Act ; and that the result of this representation was a reduction of the Interest on the said Loan, to £4 per cent per annum. A similar application having been made to the Royal Exchange Assurance Company, it was also agreed that the Interest on their Loan of £300,000 should be reduced to the same rate.

In letting Sites for new Buildings, the Rents estimated on the original formation of the Plan have in general been realized ; and there has been no difficulty in letting such Sites subject to those Rents ; the demand frequently anticipating our being able to give possession of the Ground.

The Sites, of which Leases have been either granted, or agreed to be so, will produce the yearly Sum of £34,532. 13. 9. ; the estimated yearly Value of the Ground remaining to be let is £1,300 ; the estimated Revenue to arise from the Sewer and Paving Rates is £3,400 per annum ; making the whole yearly Income to arise from the Crown Property in and near the New Street, above £39,000. A Schedule of the Leases already granted is inserted in the Appendix, No. 25.

Leases granted or agreed for in the line of the New Street.

Appendix, No. 25.

UNDER the Act 52 Geo. 3. c. 161. a Grant was made on the 9th of December 1819, of His Majesty's interest in a small parcel of Land, containing about one Rood, adjoining the Churchyard of All Saints Church at Newmarket, as an additional Burial Ground for All Saints Parish ; and on the 18th of December 1821, a similar Grant was made of a small parcel of Land, containing Eleven Perches, adjoining the Churchyard of Brigstock, in the County of Northampton.

Grants for Sites of Churches and Burial Ground.



Under the same Act, a Grant has been made of a plot of Ground in the line of the New Street, north of Charles-street St. James's-square, to the Right honourable and Right reverend the Lord Bishop of London, and his Successors for the time being, and the Very Reverend the Rector of the Parish of St. James Westminster, and his Successors, Rectors of the said Parish for the time being, as a Site for a Parochial Chapel, wherein Divine Service is to be performed according to the Liturgy and Rites of the Church of England.

Another plot of Ground, north of Princes-street Hanover-square, is about to be granted for the like purpose, to the Vestrymen of the Parish of Saint George; and the Grant of a third plot, north of Oxford-street and near Langham-place, is about to be made to the Vestrymen of the Parish of Saint Mary-le-bone, for the Site of an additional Church for that Parish.

Grant to the College of Physicians.

Under similar powers, given by the Act of the 56 Geo. 3. c. 128. whereby there may be granted to Bodies Corporate and other Public Bodies, and to Societies formed for the promotion and advancement of the Arts, &c. any portion of the Landed Estate of the Crown, situated within the Bills of Mortality, as Sites for public Buildings; it has been agreed, in compliance with a Memorial of the President and Fellows of the Royal College of Physicians, to grant to them, for Ninety-nine years, at a nominal Rent, a plot of Ground on the south side of the continuation of Pall Mall, for the Site of a new College.

The Buildings in all those cases, are to be according to Plans and Elevations to be approved of by this Board, that they may be made to conform to the general design for the parts of the streets in which they are respectively situated. The estimated Yearly Value of the said several Plots is £830.

Sales of Property not wanted for the purposes of the New Street.

The only Sales in Fee which have been made, in addition to those mentioned in our last Report, are of a plot of Ground on the west side of Whitcomb-street, agreed to be sold to Pascoe Grenfell, Esq. of Charles-street, St. James's square, for £691. 5. 0. being for a Site for Stables, according to an engagement made with him for that Purpose; and of a Stable Yard and Stables on the east side of King-street Golden-square, detached from the Property in the New Street, being part of what was purchased for making the Communication between that Street and Great Marlborough-street, which are agreed to be sold to Mr. George Thompson, of Argyle-place, for the sum of £3,106.

The New Sewer.

In our last Report we adverted to various representations which had been made, and to doubts which had been expressed, concerning the form, dimensions, inclination, and solidity, of the New Sewer; and we stated it to be our opinion, founded on the Communications made to us, by the very able and experienced Engineers, and other Persons, whose Reports were inserted in the Appendix, that misconception had existed on this subject; and we are now enabled to mention, that the present state of the Sewer, and the manner in which the Drainage effected by it has been performed since the date of that Report, afford the strongest confirmation of the correctness of the opinion we then expressed respecting it.

Paving and lighting the New Street.

With respect to the paving, lighting, watching, and cleansing of the New Street, it was stated in our last Report that we had agreed with the Vestrymen of the Parish of Saint Mary-le-bone, that so much of the Street as was situated in that Parish, should remain subject to the jurisdiction of the Vestry: a similar Arrangement has since been made with the Vestrymen of the Parish of Saint Martin. And as to Saint James's Parish, the watching only of so much of the New Street as passes through that Parish has been given to the Vestrymen; leaving the paving, lighting, and cleansing, under the jurisdiction of the New Street Paving Act Commissioners.

56 G. 3. c. 128.

In



In pursuance of our Agreement with the Parish of Saint Mary-le-bone, the sums which had from time to time been paid to the Vestry, as an Indemnification for deficiencies in the Poor and other Rates of that Parish, by the removal of the Old Buildings, have been wholly made good; and a considerable portion of the Monies paid to the Parish of Saint James Westminster, on the same account, have also been refunded. In the other Parishes affected by the New Street, viz. Saint George Hanover Square, and Saint Martin in the Fields, the New Buildings have been but very recently erected; and consequently no Return can be immediately looked for in respect of the Payments for the above-mentioned purposes, made on account of those Parishes.

With reference to the proposed continuation of Pall Mall eastwards to Saint Martin's-lane, and the widening of Cockspur-street, we stated in our last Report the measures which were then in progress for ascertaining how far the Land Revenue on the one hand, and the Public Convenience and Ornament of the Metropolis on the other, would be relatively affected by laying out this Property in the manner originally proposed, or by re-letting it on Repairing Leases. We have now to state, that having been furnished by Mr. Nash with Estimates which he had been directed to make for this purpose, and having submitted Copies of such Estimates with our own Report to the Lords of the Treasury, their Lordships were pleased to sanction the Plan originally proposed for the appropriation of this property, and to authorize its being immediately carried into effect. We proceeded, therefore, as we obtained possession of the Old Buildings, to dispose of the Materials, and clear the Ground, which, as far as this could be accomplished, was immediately relet for New Buildings; and as soon as means can be provided for accommodating the Public Establishments which still occupy a considerable part of the Lower Mews, that only remaining part of the Improvements contemplated by the New Street Act, not yet in immediate progress, will be completed.

Continuation of  
Pall Mall to  
St. Martin's Lane.

It may be proper to mention, while adverting to the proposed Improvement in the neighbourhood of the Royal Mews, that an advantageous opportunity having recently occurred for the purchase of an extensive Freehold Estate, situated in Castle-street, Orange-street, and Orange-court Leicester-square, which, from its immediate vicinity to the Upper Mews, it would be extremely desirable to possess in the event of those Premises being either retained for their present purposes, or applied to any other branch of the Public Service, the Lords of the Treasury were pleased to sanction the purchase of this Estate, and also of a small Plot of Freehold Ground adjoining thereto known as "The Green Yard." The whole amount of the Expense incurred in making these Purchases, and in acquiring sundry Leasehold Interests in the first mentioned Estate, is £22,186. 12. 11. The Rents accruing from the Property, in the mean Time will be received as part of the Land Revenue, and carried to the Account of the New Street Department.

Purchase of Property adjoining to the Upper Mews.

Vide page 29.

IN our last two Reports we adverted to the failure of the first considerable speculation, in Building on the Crown Estate of MARY-BONE PARK, undertaken by Mr. Charles Mayor; and to the difficulties and delay which had occurred in our obtaining, on behalf of the Crown, the re-possession of the Ground agreed to be let to him, and of the unfinished buildings, of which Leases had not been granted.

Marybone Park,  
now called the  
Regent's Park.

That failure appeared, for a considerable time, to have had the effect of discouraging other Builders from embarking their capital on this estate: but soon after we had made arrangements for completing so much of Mr. Mayor's Contract as related to the Property on the south side of the New Road, thereby



thereby forming a continued line of Buildings from Portland-place into the PARK ; we received Proposals for taking on Lease several other Plots of Ground, fronting principally towards the Park ; and also some for Villas, and some for Houses of the second and third class, in the Streets to be formed on the East side of the Estate ; and we have let in the whole, since the time of making our last Report, as follows ; viz.

Sites for detached Villas	-	-	-	£225	16	3	£	s.	d.
Sites for Houses in the Crescent at the North end of Portland-place in the New Road, and in various situations fronting towards the Park	-	-	-	2,751	16	0			
And Sites for Houses in inferior situations on the outside of the Park	-	-	-	550	0	6			
<hr/>							3,527	12	9
There had been let, previously to the date of that Report, as follows :									
Sites for detached Villas	-	-	-	£370	15	0			
Sites for Houses at the North end of Portland-place, in the adjoining Crescent, and on the East side of the continuation of Upper Harley-street	-	-	-	708	18	0			
And Sites for Wharfs and Houses in inferior situations on the outside of the Park				1,854	3	0			
<hr/>							2,933	16	0
Making the whole Building Rent of what has been let, or agreed to be let, up to the present time							£		
							6,461	8	9

There was sold to the Proprietors of the Regent's Canal, a portion of Land in the Park, for the bed of the Main Canal and Towing Path, as mentioned in our Second Report, dated 18th March 1816, for the sum of £2,347. 17. 6.; and a further portion of Land for the bed of the Collateral Cut and Basin and Towing Path, has been agreed to be sold for a sum, to be calculated at the same rate as was paid for that already conveyed ; viz. £360 per acre.

And there has been lately sold to the Vestrymen of the Parish of Saint Mary-le-bone, a Plot, opposite to Portland Road, for the Site of a New Church for the sum of £3,660. Another Plot, of considerable extent, situated on the west side of the Collateral Cut of the Regent's Canal, and estimated to be of the yearly value of £1,242. 12. 0. has been appropriated for the purpose of building Barracks ; but no arrangement for the payment of that Rent, on account of the Land Revenue of the Crown, has yet been made between the Lords of the Treasury, the Board of Ordnance (now having the management of the affairs of Barracks) and this Department.

The portions of the Estate intended for Buildings, but not yet granted for that purpose, together with the Grass Land forming the interior of the Park, continue to be let, as heretofore, for Pasture or Nursery Grounds ; and the produce about £2,000 per annum, makes part of the Funds for forming and keeping up the Plantations, Roads, and Fences.

The Expenses incurred in making Roads, Fences, Plantations, Sewers, and Drains, in excavating Ground for Ornamental Water, enlarging the Bridge over the same, building Lodges, Paving, Wages to Gate-keepers, Watchmen, and Labourers, and professional Services by Mr. Nash, since the date of our last Report, up to the close of the year 1822, have been £31,068. 15. 10. and the income arising from the Grass Lands and Nursery Grounds, and repayment by the Vestrymen of the Parish of Saint Mary-le-bone, for Paving done in and near the Circus at the north end of Portland-place, has been £11,381. 15. 9.

Hitherto



Hitherto no other considerable Funds have been derived from the Property, towards meeting the Charges upon it, as few only of the Building Rents have yet become payable. The new Houses, as they shall be finished and become occupied, will, in addition to the Ground Rents, become rateable for a moderate proportion of the expense of the Sewers, Roads, and Pavements, and of a Nightly Watch in the Park; which expense hitherto has been wholly defrayed by this department.

In letting for building the Ground fronting towards the Park, we have endeavoured, as much as possible, to combine the increase of the Land Revenue of the Crown, with the improvement and ornament to the Metropolis, contemplated by the original Plan; and we hope that, in the style and character of the principal New Buildings, it will appear that those objects have been sufficiently attended to.

As a copy of the Design first sanctioned, and to a considerable extent acted upon in laying out this Estate, was annexed to our First Triennial Report, we annex to this Report a new Plan, showing some alterations which have taken place in that Design. The most material alteration is, that instead of completing the Circus at the north end of Portland-place, of which the South Moiety has been built, it has been determined, to leave a space open to the Park, of the width of the area of that Circus, to form into a square the Garden, which is now a half-circle; and to let for building, the Ground on the east and west sides of that square. There have been also some alterations in the lines of the Roads; and a considerable one in the Ornamental Water, which has been much enlarged towards the north and west parts of the Park. Copies of the Plan, thus altered, and now considered to be finally settled, have been taken by the Lithographic Press; and it is our intention that one of such Copies should be annexed to each Lease of Buildings fronting towards the Park; and that each of such Leases should contain a Covenant, providing that, within the period of the Lease, no other Buildings shall be erected than such as are shown by that Plan to be now intended; thereby securing to those who shall be the Occupiers of the Houses in and surrounding the Park, for ninety-nine years to come, the enjoyment of that open space and ornamented Scenery, which usually form the first inducements to build in the Suburbs of the Metropolis, but for the continuance of which the present surrounded state of many of the best buildings, sufficiently show that similar protection had not been afforded.

Appendix, No. 24.

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HAVING lately caused a special Survey to be made of the Timber in the Royal Parks, we found that in Richmond, Hampton Court, Bushy, and Greenwich Parks, a great number of the Trees were in a state of progressive, and many of them of rapid decay; and that with the exception of about 25 Acres planted under our direction in Richmond Park, three years ago; and a small plantation made in Bushy Park, by His Royal Highness the Duke of Clarence, there had been nothing done for many years to keep up the stock of Timber in these Parks.

The other Parks.

With the view, therefore, of ultimately restoring and perpetuating, as far as may be practicable, the scenery and enjoyment to the Public of these Royal Domains, we recommended to the Lords of the Treasury, that we should be authorized to lay out annually, a sum not exceeding £600, in making new Plantations, till these several Parks should be stocked with young and growing Trees sufficient to replace those now in a state of decay: and we have accordingly received their Lordships' authority and directions to act upon our suggestions for a period of two years; and at the end of that time, again to bring the subject under their consideration.



Windsor Great Park.

In Windsor Great Park, Plantations to a considerable extent had been made by command, and under the immediate inspection of His late Majesty; and they have been recently extended under our direction.

Hyde Park.

In Hyde Park this duty had been undertaken in the department of the Ranger, when the Duke of Grafton held that office; and is now carried on by the present Ranger, under the sanction of the Lords of the Treasury.

Regent's Park.

And the new and thriving Plantations in the Regent's Park have, as we have already mentioned, been formed under our superintendence.

The Forests and other Lands appropriated for Navy Timber.

WHEN the Commissioners under the Act of 26 Geo. 3. c. 87. made their Reports concerning the Royal Forests, between the years 1787 and 1793, the whole extent of those which were submitted to their enquiries, and of which the Soil and Timber were the Property of the Crown, but subject to extensive Rights of Common, was 115,594 Acres.

Since that time, however, the entire interest of the Crown in some of the Forests, and detached parts of others, have been sold; some have been divided and inclosed under Acts of Parliament, and portions thereof allotted to His Majesty in severalty. As to some, Acts have been passed authorizing Inclosures to be made to a limited extent, for indefinite periods; with power to make other Inclosures to the same extent in succession, when those first made should be laid open; and three Forests, namely, Windsor Forest, Delamere Forest in the County of Chester, and Parkhurst Forest in the Isle of Wight, which were not reported upon by the Commissioners, have been the subject of Legislative Enactments, and have been put under our management.

The whole quantity of Forest Land now belonging to the Crown, either in Fee, or subject to Rights of Common, as above mentioned, is 122,622 Acres: And although the different measures taken with regard to each Forest, have been noticed in our former Reports, we think it will be convenient here to bring together in one Statement, the present extent and state of all that Property; showing what has been acquired for the growth of Timber; and what further quantity may probably be obtained for the same purpose.

The Particulars are as follows; viz.					Number of Acres in each Forest.	Number of Acres inclosed for the Growth of Timber.
New Forest	-	-	-	-	66,942	6,000
Dean Forest	-	-	-	-	23,015	11,000
Alice Holt Forest	-	-	-	-	1,892	1,892
Woolmer Forest	-	-	-	-	5,949	1,700
Bere Forest	-	-	-	-	1,417	1,417
Whittlewood Forest	-	-	-	-	5,424	3,895
Salcey Forest	-	-	-	-	1,847	1,121
Whichwood Forest	-	-	-	-	3,709	1,841
Waltham Forest	-	-	-	-	3,278	—
Windsor Forest	-	-	-	-	4,402	4,402
Delamere Forest	-	-	-	-	3,847	3,847
Parkhurst Forest	-	-	-	-	900	900
Acres - -					122,622	38,015



	Number of Acres inclosed for the Growth of Timber.
Brought forward - -	38,015
The other Lands applied to the production of Navy Timber, are,	
Freehold Lands in New Forest - - - - -	974
Freehold Lands in Dean Forest - - - - -	300
Freehold Lands in Woolmer Forest - - - - -	40
High Meadow Woods, Gloucestershire, and Lands adjoining Woodlands at Meopham, Kent - - - - -	3,064
Parcels of Crown Estate at Gillingham, Kent, and Lands purchased adjoining - - - - -	228
Parcels of the Crown Estate at Eltham, Kent - - - - -	414
Parcels of the Crown Estate at Eckington, Derby - - - - -	295
Parcels of the Crown Estate at Chopwell, Durham - - - - -	238
Parcels of the Crown Estate at Hampton in Arden, War- wick - - - - -	896
	163
	44,627
And the uninclosed Lands, consisting partly of Inclosures thrown open, and partly of Woods of spontaneous growth, which are so stocked with Trees as to be reckoned in the quantity productive of Timber, have been estimated at -	7,000
So that the whole extent of Land belonging to the Crown, now actually in Timber or young Plantations, or in the course of being planted forthwith, is - - - - -	51,627
<p>As the Acts of Parliament respecting New, Dean, and Woolmer Forests, authorize other Inclosures to be made, when those now existing can be thrown open, and to the same extent as at present, there can be little doubt, that over the great extent of New Forest, 6,000 acres may be selected for additional Inclosures; but in Dean Forest, so great a portion of its surface is occupied by coal mines, rail roads, stone quarries, and buildings erected on encroachments, in many cases of a very old date; that we apprehend when any part of the 11,000 acres now inclosed shall arrive at maturity, not more than about 4,000 acres of what is now open waste, could be found for new Inclosures; and in Woolmer Forest, the soil of which is but little calculated for the growth of any Trees except Firs, and a considerable portion of it occupied as peat bogs, for the supply of the neighbouring country, probably not more than 1,000 acres.</p>	
These would together make an addition of - -	11,000
In all, Acres - -	62,627

And this, according to the best judgment we can form, is the utmost quantity likely to be obtained from the Forests, or from those portions of the Estates of the Crown, which it would be desirable to retain for Timber. It falls



falls far short of the extent which the Commissioners of Land Revenue, the Commissioners of Naval Revision, the late Surveyor-General of Woods, and other Public Officers, whose attention has been given to the subject, have deemed to be necessary for providing Timber, the growth of this Kingdom, to maintain the Royal Navy.

Second Triennial  
Report, p. 28.

We have before stated our opinion, that the Deficiency should, as far as possible, be made up by the purchase of such Woodlands, or Lands fit for the growth of Oak, as may be offered for sale on fair terms, adjoining to, or in the vicinity of such of the Royal Forests as have already an Establishment of Officers able to undertake the management of new purchases, without increased expense to the Public. We have now before us several offers of Lands falling exactly within this description; but having exhausted the Funds applicable to such Purchases, in paying for the High Meadow Estate, Claremont, and the Advowson of the Rectory of Mary-le-bone, and some other Properties of smaller amount, we have not been able to enter upon treaties with a view to further Purchases.

It appears to us, however, to be of so much greater public importance, that the Crown should possess Woodlands sufficient for all National Purposes, as the only source which can be relied upon for Timber being preserved to the proper size and age, than to be the Proprietor of detached Estates in different parts of the Kingdom, perhaps not altogether so productive as they would be in the hands of private owners, that we strongly advise that the Powers of Sale of Property of this description, already given by the Act of 57 Geo. 3. c. 97. be exercised to a greater extent than they have heretofore been; and that the produce of such Sales be applied to the objects above mentioned.

It may be argued that the present is the most unfavourable period that has existed for many years, for making Sales; but whatever disadvantage there may be in that respect, will probably be fully counterbalanced on the Prices of what we should propose to purchase; as Woodlands, or Lands adapted for Oak, have, we apprehend, fallen in value fully as much as Lands better calculated for purposes of Agriculture.

We shall now conclude this Report, with a short account of what has been, and what remains to be planted in the principal Forests, up to this time; and of the present state of the Plantations; together with the proceedings on some matters depending at the date of our Third Report.

New Forest.

Of the 6,000 Acres of inclosed Forest Land in New Forest, under the Act of 48 Geo. 3. c. 72. 5,558 Acres have been taken from the Waste, and planted since the passing of that Act; and 442 Acres, part of the Plantations made about the year 1779, still remain inclosed; but these last may be very shortly thrown open, and new Inclosures to the same extent made in lieu thereof. Of the 974 Acres of Freehold appropriated for timber, 480 have been planted for several years; and the 494 Acres, part of the Estate of Cox Leaze and Pond Head, formerly in Lease to Mr. Pickering, and mentioned in our last Report, as about to be resumed on the expiration of the old Lease, have been fenced and drained, and are now about to be planted.

Under the powers of the Act of the 52 Geo. 3. authorizing the Sale of small parcels of Land in the Royal Forests, 81A. 3R. 11P. have been sold within the period of this Report, for the sum of £1,993. 11. 11.; the particulars of which will be found in the Appendix; and the right to twenty-two loads of Fuel wood

Appendix, No. 26.  
No. 27.



wood annually, have been purchased, in addition to the annual assignments of 266 loads, before purchased and extinguished ; leaving still, allowed claims to the amount of 553 loads a year.

It was mentioned in our last Report, that we intended to cause a Bill to be prepared, and proposed to Parliament, for regulating the Common of Pasture in this Forest, and for providing summary means for clearing the Forest of the number of horses, which had for a long time past remained therein at all seasons of the year, by giving power to the Verderors at their Forest Courts, to impose moderate Penalties on the owners of all beasts found in the Forest, at seasons when they are prohibited by law from depasturing therein. An Act for the above-mentioned purposes was passed on the 7th July 1819 ; and having now been in force for two seasons, under the strict, but temperate management of the Verderors, and the zealous co-operation of the Officers of His Royal Highness the Lord Warden, with those of our department, it has been completely successful in remedying the evil so long complained of.

In Dean Forest, the whole of the 11,000 Acres authorized to be taken out of the Waste, for the purposes of planting, have been inclosed and planted ; and of the 3,364 Acres of Freehold Land, in and adjoining to that Forest, which have been appropriated for Timber, about 1,500 still remain unplanted. The portion remaining unplanted, is part of the High Meadow Estate ; and is in the mean time, till the stock of plants in our Nurseries (of which so many have been required for the extensive plantations already made) shall be renewed, and be of sufficient size and age, let to yearly Tenants for the best Rents that could be obtained. Sales have been made, of various parcels of this Estate, not deemed advisable to be retained for planting, of which the Schedule is No. 10., in the Appendix ; and there are several Farms, or detached Fields, still to be disposed of, but for which no offers have been made, that we deemed it advisable to accept ; and as they are let in the mean time to respectable Tenants, we are not inclined to recommend the sale, till we can obtain fair terms.

Dean Forest.

Appendix, No. 10.

The occupiers of Encroachments in this Forest continue to refuse the advantageous offers we have made to them, to grant Leases of their usurped possessions ; and Informations against some of them have been filed in the name of the Attorney General, in the Court of Exchequer, but none of them have yet been decided ; and therefore the benefit to be expected from the example of the Proceedings against some of the most refractory and opulent Encroachers, has not hitherto been obtained.

A list of Exchanges of Land, which have taken place in this Forest, and of Leases or Licences granted, for erecting Steam Engines, and making Railways, within the period of this Report, will be found in the Appendix, No. 28 and 29.

Appendix,  
Nos. 28 & 29.

In Bere Forest, the Planting of the 1,417 Acres belonging to the Crown has been completed.

Bere Forest.

In Alice Holt Forest, about 1,600 Acres have been planted ; and the planting of the remainder is in progress, and will be completed in the present and following seasons.

Alice Holt Forest.

In Woolmer Forest, the Fencing of the 1,700 Acres, which was proceeding at the date of our last Report, has been completed, and about 1000 Acres thereof have been planted.

Woolmer Forest.

The whole of the 3,847 Acres allotted to and retained by the Crown in Delamere Forest, have been inclosed and planted, except about 200 Acres, consisting mostly of Bogs and Mosses, where much draining has been required, and which are not yet so sound and dry, as to make it advisable to plant them ; but which would seem, at some former period, to have produced valuable trees ;

Delamere Forest.



as many Oaks, and some of them containing about two loads of Timber, have been found in cutting the Drains.

**Parkhurst Forest.**

In Parkhurst Forest, there are about 800 Acres in Wood and Plantations, and about 100 Acres remaining to be planted.

**Windsor Forest.**

As to Windsor Forest, it has not yet been found expedient and advisable to sell such farther portion of the Crown Allotments as, it was stated in our last Report, would be required to be disposed of, in order to raise sufficient Funds to defray the Expences incident to those Allotments.

There remain in the possession of the Crown, 4,402 Acres; of which, about 1,500 Acres are adapted for the growth of Oak, and the remainder fit only for the production of Fir and Larch. The whole have been inclosed, and are in the course of being planted, in proportion as the young Trees raised in our nurseries are fit to be put out. The extent already planted does not exceed 300 Acres.

**Whittlewood, Salcey, and Whichwood Forests.**

We have not yet succeeded in making such arrangements as were adverted to in our last Report, for either an entire separation of the Rights of the Crown, from those of the Lords Warden, Lords of Manors, and others, in Whittlewood, Salcey, and Whichwood Forests, and allotting portions in severalty to each, or for keeping the Coppices inclosed for longer periods than they can now be shut up from the deer and cattle. Till one or other of those measures can be adopted, the Coppices, which are included in the quantity of Forest Lands deemed applicable to Timber, will certainly not be productive of the full advantage reckoned upon. We have been in negotiation with His Grace the Duke of Grafton, who is Hereditary Ranger of Whittlewood Forest, and Grantee in Fee of the Underwood in the Coppices, as well as Owner of considerable property having Rights of Common, with a view to the division and inclosure of a considerable portion of that Forest; and notices were given, of an intended application to Parliament for a Bill for that purpose; but we apprehend, from the present state of the negotiation, that any legislative enactment on the subject must be postponed till a future session.

**Exmoor Forest.**

The sale of the part of Exmoor Forest allotted to His Majesty, under the Act of 55 Geo. 3. c. 198, and mentioned in our last Report as having been agreed to be made to Mr. Knight, for the sum of £50,122, has been completed.

**Brecon Forest.**

Under the Act of 58 Geo. 3. c. 99. respecting Brecon Forest, mentioned in our last Report, there were allotted in severalty to His Majesty, in compensation for all the Rights of the Crown over that extensive and barren waste, 13,760 Acres; being one moiety of what remained after providing for expences. This allotment was advertized to be disposed of by tender, and has been sold to John Stewart, of the City of London, Merchant, on the nomination of John Christie, Esq. whose tender was the highest, together with the Right of the Crown to the tithes over the same, for the sum of £16,330; which sum, together with £200, received from Archibald Christie, Esq. for the Right of the Crown to tithes over some allotments sold for the purpose of raising money for carrying the measures authorized by Parliament into execution, and the purchase money on the sale of the Crown allotments in Exmoor Forest, was carried to the general Account of the Woods and Forests Funds at the Bank of England, and materially assisted in defraying the very considerable demands upon those Funds for several years past, on account of the extensive Inclosures and Plantations made in the Royal Forests.

**Sherwood Forest.**

The measures which received the sanction of Parliament, in the year 1818, (58 Geo. 3. c. 100.) for “vesting in His Majesty certain parts of the Hayes of  
“ Birkland and Bilhagh, and of certain Commonable Lands and open uninclosed  
“ Grounds



“ Grounds in the Township of Edwinstowe, within the Forest of Sherwood, in the County of Nottingham,” have been carried into execution. By that Act His Majesty was to receive in severalty, one moiety (quantity, quality, and value considered), of the Lands and Grounds, the Soil whereof was vested in His Majesty; and one thirty-second part of the other Commonable Lands, over which the Crown only possessed some ancient Rights, which had long ceased to be exercised.

The extent of the Waste, of which the Soil belonged to His Majesty, was reckoned to be 1,487 Acres; and of the other Commonable Lands, about 1,600 Acres. In satisfaction of the Rights of the Crown over the first mentioned quantity, there were allotted to His Majesty 848A. 2R. 24P.; and in respect of the latter, 90A. 2R. 6P. The value of these Allotments has, in pursuance of an Agreement between this Board and His Grace the Duke of Portland, mentioned in our last Report, been ascertained by referees, mutually chosen by His Grace and by us; and the amount thereof is

And the Timber (not fit for Naval purposes)	-	-	£ 7,837	1	6
			27,590	7	4
Together	-	-	£ 35,427	8	10

Which sum is to be applied in part of the sum of £40,000, being the Purchase Money of the Rectory and Advowson of the Parish of Saint Mary-le-bone.

For some years after the New Plantations were first undertaken, their success, in various places, appeared to have disappointed the expectations of many persons who had given their attention to them, and who had probably formed their opinions, without adverting to its being peculiar to Oaks to make little or no progress, except in Ground prepared by Trenching, for the first two or three years after they are planted; or keeping in view, that in Plantations so extensive, and of such variety of soil and exposure, there are many Tracts, not equally adapted for the growth of Oak, and which were necessarily included in the New Inclosures, to avoid an extent of Fencing, that would have greatly added to the expense, especially where Fencing against Deer was required.

The Lands not fit for Oak have been or are to be planted with Firs, with a mixture of any other Trees likely to succeed; but in general, where the Inclosures have been made for eight or nine years and upwards, the present state of the Oak Plantations is such as cannot fail to afford the most satisfactory assurance of their ultimate success; and when those more recently planted shall have arrived at the same age, we can have no doubt, from the alterations and improvements in the modes of Planting, which experience has suggested during the progress of the Work, that they will be found to be at least equally flourishing.

The most material alteration in the mode of Planting, and the only one we deem it necessary here particularly to notice, in addition to those mentioned in our Second Report, is the adoption of a mixture of Firs, which, except in the most sheltered situations, we have caused to be planted with the Oaks, for the last two or three years.

When the New Plantations were first undertaken, a great diversity of opinion was found to exist amongst the numerous and, many of them, most intelligent persons, Owners and Growers of Oak Woods, and Nurserymen, who were applied to by the late Surveyor General of Woods, for their opinions, as to the expediency of mixing Firs in Plantations, when the principal object was Oak. The majority of the opinions received was against the practice; and there being, at that time, a strong prejudice amongst those who had their Residences in or near the Forests, against planting Firs, on account of their supposed injury to the Beauty of the Forest Scenery, they were made use of to a very limited



limited extent, and only in situations where little hope was entertained that Oaks would succeed. In some of those Spots, however, where Oaks were mixed with the Firs, even under the disadvantages of inferior Soil, such has been the benefit that they have derived from the warmth and shelter afforded by the Firs, that in almost all the cases, the Oaks have so far outgrown their neighbours (although in more favourable Soils and exposure, but without the same protection), as to leave no doubt whatever, on our minds, of the great benefit which will be derived by generally mixing Firs with the Oaks in all future Inclosures and Plantations; but in doing so, the most watchful attention will be required, to thin out the Firs, before they either overgrow the Oaks, or draw them up to a height disproportioned to the strength of the Stem, and such thinnings must be executed in the first instance, without regard being had to the value of the Produce, which, for a few Years, would probably not defray the expenses.

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Alteration in Office  
Establishment.

It having been usual to notice, in the Triennial Reports, any material Alterations which have taken place in the Establishment for conducting the business of this Department, we beg leave to mention, that in August 1821, we were called upon by the Lords of the Treasury, to cause to be prepared, and communicated to their Lordships, such Plan for the Reduction of our Establishment, as we should think most expedient, with a view of providing for the efficient execution of the Duties of our Department at the smallest Expense to the Public; and that in pursuance of that requisition, we submitted to their Lordships a Scheme for the future Establishment; a Copy of which Scheme, together with our Report accompanying the same, and of a Letter from George Harrison Esq. signifying their Lordships' approbation thereof, and Directions for carrying the same into effect, are inserted in the Appendix, No. 30.

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Appendix, No. 30.

Directions to furnish General  
Annual Accounts of  
Land Revenue.

In consequence of a Recommendation of a Select Committee of the House of Commons of the last Session of Parliament, that we should collect from the various Officers who now render separate Accounts of different branches of the Land Revenue, such information as would enable us to prepare annually, General Accounts of the whole Income received, and the Total of each Description of Payment made in the course of the year under that head; we have been directed by the Lords of the Treasury to prepare such General Account; and having taken immediate steps for that purpose, it was our intention, and we had hoped, to be able to annex a Copy thereof to this Report; but owing to the delay in obtaining the requisite information from some of the local Officers, who had not usually made up their Accounts till a later period after the expiration of the preceding year, we have been unable to complete the same within the time prescribed for laying our Report before Parliament. It will, however, probably be included in the Finance Accounts of the year, and similar Annual Accounts will appear in our future Triennial Reports. A Copy of our Letter to the Lords of the Treasury on this subject will be found in the Appendix, No. 31.

Appendix, No. 31.

Office of Woods, &c.  
6th March 1823.

CHARLES ARBUTHNOT. (L.S.)  
WM. DACRES ADAMS. (L.S.)  
HENRY DAWKINS. (L.S.)

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APPENDIX.







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Appendix, No. 1.

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A SCHEDULE of all LEASES of Land Estates, and other Hereditaments, belonging to the Crown, granted between the time of making to the Legislature the Third Report, and the time of making the Fourth Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues:—Showing the Dates of the said Leases; The Tenements or Hereditaments comprised therein; The Names of the Lessees; The Terms granted; The annual Value of the Premises, as returned on oath by Surveyors employed to survey the same; The Rents reserved; The Fines paid; and upon what other Considerations such Leases have been made:—And showing also the Annual Value of such Parts of the Premises as had been before in Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid, for the preceding Leases thereof.—In TWO CLASSES; viz.

CLASS I. Comprising the Leases of such parts of the Premises as had been before in Lease.

CLASS II. Comprising the Leases of such parts thereof as had not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the former Leases comprised *other* Tenements or Hereditaments besides those contained in the new Leases, a *proportionable part* of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]



No. 1.

CLASS I.—Comprising Leases of Lands and

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1823. January 30.	ANGLESEY. Two Ferries over the River Menay, called Llanden, alias Bonydon, and Talvoyle, between Penmaen and Llanthoyrn	Frederick Lord Boston	31 years, from 5th January 1822
1821. January 1.	DORSETSHIRE. The Demesne Lands of the Manor of Portland, with the Quarries, King's Pier, Cranes, Roads, &c. thereto belonging	Gabriel Tucker Steward, Esq. (in Trust)	31 years, from Michaelmas 1814 (subject to a clause for resuming the whole, or any part of the premises, at the pleasure of the Crown)
1822. January 1.	ESSEX. Divers Messuages and Lands at Havering, containing 1,101A. OR. 3IP.	James Ellis, Esq.	30 years, from 10th October 1819
1821. November 9.	LANCASHIRE. A Farm within the Manor of Muchland, called Aldringham Hall, or the Moat Farm	John and Thomas Coward	26½ years, from 5th April 1810
1822. January 1.	A Farm within the said Manor, called Aldringham Farm	William Townley, Esq. John Church Esq. Elijah Salthouse (the executors of John Baldwin, deceased), and Joseph Goad (the executor of Thomas Goad, deceased)	The like Term
1821. November 9.	LINCOLNSHIRE. A Messuage and Lands in the Parish of Croft	Robert Searby	14½ years, from 5th April 1817
1822. January 1.	A Messuage and Lands in Barrow and Gouxhill	Francis Farr, Gent.	20½ years, from 5th April 1817
—	Several Messuages and Lands in Barrow	Marmaduke Nelson Graburn, and William Graburn	20½ years, from 5th April 1817
8.	Divers Parcels of Land in the Parishes of Weston and Cowbit	John Prudence, and Thomas Ridlington	10 years, from 5th April 1818
February 7.	The Manors of Barrow, Barton, and Gouxhill, and divers Messuages and Lands there	Sarah Uppleby, widow, and Charles Uppleby, Esq.	The manors during pleasure; and the Demesne Lands for 20½ years from 5th April 1818
December 31.	A Cottage and Lands in the Parish of Denton	Sir William Earle Welby, Bart.	20½ years, from 5th April 1822
—	Two Cottages and Land in the Parish of Great Gonerby	William Ostler	20 years, from 5th April 1822
1820. March 1.	NOTTINGHAMSHIRE. Two Messuages and certain Lands in the Manor of Farndon	Mary Toder, widow	21 years and 24 days, from 16 September 1816
1821. January 10.	SOUTHAMPTON. A Messuage called Cox Leaze House, and divers Lands in the Parish of Lindhurst	Isaac Pickering, Esq.	30 years and 224 days, from 28th February 1821
1816. February 24.	YORKSHIRE. Two Farms in Sutton, called Sutton Grange, and Greenhwayte Grange	Dame Ann Hoare Harland, widow.	18½ years, from 5th April 1817



Hereditaments, which had been before in Lease.

No. 1.

ON NEW LEASES:				ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
45 — —	39 18 —	- - -	- - -	17 — —	3 2 —	40 — —
136 12 11 (of the De- mesne Lands only)	<div>123 8 — in respect of the Demesne Lands, and an additional Rent of 20 6 4 in respect of the sum of 253 19 6 to be paid by the Crown for repairing the Pier.</div>	- - -	<div>A Net Rent or Duty of 12d. per ton for all Stone actually raised from the pre- mises, during the term; and the Expense of keeping the Pier, and all Roads and Works thereto belonging, in good repair (except only with respect to damages resulting from any such casualty as is commonly called "the Act of God,") to be ascertained by arbitration</div>	<div>47 — — (of the De- mesne Lands only).</div>	<div>20 — — including a consideration for the Moiety of the Duty of 12d. per Ton, for Stone raised from the Quarries, ex- cept for His Majesty's use; a Grant of which Duty was included in the last Lease of the Lands.</div>	300 — —
1,385 — —	1,400 — —	- - -	<div>£1,150 to be allowed to the Lessee by the Crown, upon proof being produced of his having laid out that sum in repair- ing the Buildings</div>	400 — —	1 — —	—
- - -	<div>246 4 6</div>	- - -	- - -	*84 19 2 <sup>3</sup> / <sub>4</sub>	— 3 —	—
415 5 5 <sup>1</sup> / <sub>4</sub>	<div>216 4 6</div>	- - -	- - -	- - -	- - -	- - -
317 3 —	250 11 6	- - -	<div>£50 to be allowed to the Lessee by the Crown, upon proof being produced of his having laid out that sum in repairing the buildings; and £30 as a compensa- tion for not getting possession of the Farm till some time after the commence- ment of the Lease</div>	90 — —	11 5 —	800 — —
17 3 7	157 3 6	- - -	- - -	127 4 11	53 3 —	—
249 3 —	232 5 4	- - -	- - -	183 10 7	190 14 —	—
111 19 9	101 10 —	- - -	<div>£20 to be allowed to the Lessees by the Crown, when they have put the whole of the Gates and Fences on the Estate into a complete state of repair</div>	23 1 —	2 17 7	100 — —
1,234 5 10	1,164 12 —	- - -	<div>To account annually to the Auditor of the Land Revenue for the Net Sum received from the profits of the said Manors; and to pay the same to the Receiver General</div>	973 — 10	871 — 4	—
130 14 3	<div>114 14 3 16 — —</div>	- - -	- - -	*33 12 8	3 7 9 <sup>1</sup> / <sub>2</sub>	40 — —
28 1 —	22 1 6	- - -	- - -	13 2 2	1 12 9	65 — —
147 2 —	136 — —	- - -	- - -	*45 9 6	5 13 8	462 7 1
221 8 2	195 19 2	- - -	<div>£120, at the least, to be expended within two years from the date of the Lease, in repairing the Farm-house on Sutton Grange Farm</div>	72 — —	9 11 —	900 — —
4,591 18 11 <sup>1</sup> / <sub>4</sub>	4,436 18 7	—	—	2,110 — 10 <sup>1</sup> / <sub>4</sub>	1,173 10 1 <sup>1</sup> / <sub>2</sub>	2,707 7 1



No. 1. CLASS II.—Comprising Leases of Lands and Hereditaments which had not been before in Lease.

DATES of LEASES.	Premises granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value per Surveys on Oath.	Rents reserved in the Leases.	Fines paid for the same.	Other Considerations for the Leases.
				£ s. d.	£ s. d.	£ s. d.	
1822. Dec. 31.	CARNARVONSHIRE.  All Mines and Minerals, and all Quarries, Rocks, and Beds of Limestone, Slate, and other Stone within the Commons or Waste Lands in the Parish of Llysfaen -	John Lloyd, Esq.	{ 31 years, from 10th Oct. 1820.	{ not ascertain- able.	{ 1 — — per ann. and 1 — — per ton for Lead Ore, and 1-10th part in value of all other Ores, Lime- stone, Slate, and other Stone.	{ — — —	
1822. Jan. 1.	DENBIGHSHIRE.  Two Parcels of Land in the Parish of Abergele, with two Cottages erect- ed thereon, being parts of the Allotment set out for His Majesty, under the Act 48th Geo. 3, “ for inclosing Lands in the Parish of Abergele, in the County of Den- bigh” -	James Kerfoot -	{ 21 years, from Martinmas 1815.	{ 96 1 11	{ A Pepper- corn for the first year, 90 — — per annum for the re- mainder of the term.	{ — — —	{ To divide the Land into ten or more different Fields or Parcels, by a good Ditch and Quick- Fence. The sum of £30 to be paid by the Crown to the Lessee, towards the sum to be laid out by him in the pur- chase of the Quick- Fences, so soon as the said new Fence shall have been com- pleted.
				£ 96 1 11	91 — —	—	



Appendix, No. 2.

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A SCHEDULE of all Leases of Messuages or Tenements and Curtilages, belonging to the Crown, granted between the time of making to the Legislature the Third Report, and the time of making the Fourth Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues :—Showing the Dates of the said Leases ; The Premises comprised therein ; The Names of the Lessees ; The Terms granted ; The annual Value of the Premises, as returned on oath by the Surveyors employed to survey the same ; The Rents reserved ; The Fines paid ; The Insurances to be made against Fire ; and upon what other Considerations such Leases respectively have been made : And showing also, the annual Value of such parts of the Premises as had been before in Lease, by the last preceding Surveys or other Accounts ; and the Rents reserved and Fines paid for the preceding Leases thereof.—In TWO CLASSES ; viz.

CLASS I. Comprising the Leases of such parts of the Premises as had been before in Lease.

CLASS II. Comprising the Leases of such parts thereof as had not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the former Leases comprised *other* Houses and Grounds besides those comprised in the new Leases, *a proportionable part* of the former annual Values, Rents, and Fines, is inserted in the Three last Columns of this Schedule.]



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1819.	MIDDLESEX.		
July 8.	A Plot of Ground on the South Side of High Holborn, } with a Messuage thereon - - - }	Mary Tolson, widow - -	68½ years, from 5th April 1819 -
Sept. 20.	A plot of Ground on the South Side of High Holborn, } with a Messuage and other Buildings thereon - }	Edward Bullock - -	68½ years, from 5th April 1819 -
—	A Messuage on the North side of New-street Spring } Garden - - - }	The Honourable James Abercromby	{ 50 years and 113 days, from 19th } June 1828 - - - }
1820.			
January 1.	A Plot of Ground on the East Side of Abingdon-Street, } and fronting the River Thames, with a House and other } Buildings thereon - - - }	Ja <sup>s</sup> Rich <sup>d</sup> Wood, Esq. - -	{ 51 years and 342 days, from 28th } April 1821 - - - }
February 4.	Two Messuages on the West side of Duke street, and } Five Messuages in Princes-place adjoining - - }	Frederick Crace - -	34 years, from 10th Oct. 1824 -
April 6.	A Messuage on the South Side of Piccadilly - -	Horatio Robson - -	39½ years, from 5th April 1823 -
—	A Messuage on the North side of Jermyn-street -	Richard Wall - -	7 years, from 5th April 1823 -
October 7.	A Messuage on the North side of Postern-row, Tower } Hill - - - }	George Davies - -	37¾ years, from 5th April 1817 -
—	A Messuage on the North side of Great Ryder-street, } St. James's - - - }	Charles Rumfitt - -	61 years, from 5th July 1819 -
— 19.	A Messuage on the North side of Great Ryder-street, } St. James's - - - }	Jos <sup>h</sup> Charles Davis - -	61 years, from 5th July 1819 -
December 8.	Two Messuages on the North side of Postern-row, Tower } Hill - - - }	William Wright - -	40 years, from 5th January 1815
1821.			
May 12.	A Messuage on the North side of King-street, St. James's- } square - - - }	Adam Lee - -	37 years, from 10th Oct. 1823 -
—	A Messuage on the North side of Little Ryder-street -	William Allnutt - -	58¼ years, from 5th January 1813
June 20.	A Plot of Ground on the East side of the Haymarket and } West side of Great Suffolk street, with a Theatre and } a Messuage thereon - - - }	David Edward Morris, Esq. -	99 years, from 5th January 1821
November 28.	A Plot of Ground on the East side of the Haymarket, } and West side of Suffolk street, and extending from } West to East along the whole of the North Side of } the cross street between the Haymarket on the West, } and Great Suffolk-street on the East, with Eight Mes- } suages thereon - - - }	John Godsman - -	99 years, from 5th July 1821 -



Tenements, which had been before in Lease.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
<div>31 10 — (exclusive of the old mate- rials)</div>	<div>38 6 6 (including an equivalent for the value of old materials); also 6 19 4 in lieu of Land Tax, redeemed by the Crown</div>	- - -	1,100 - - -	<div>The Costs, Charges, and Expences incurred in erect- ing and finishing the said Messuage</div>			
<div>31 10 — (exclusive of the old mate- rials)</div>	<div>43 6 6 (including an equivalent for the value of old materials); also 7 11 8 in lieu of Land Tax, redeemed by the Crown</div>	- - -	1,100 - - -	<div>The Costs, Charges, and Expences incurred in erect- ing and finishing the said Messuage and Buildings</div>	*84 - - -	10 10 - -	130 - - -
160 - - -	99 13 - -	541 - - -	1,700 - - -	£300 Repairs - - -	*77 - - -	12 13 10	58 - 6
220 - - -	137 9 - -	990 - - -	2,500 - - -	£170 Repairs - - -	110 - - -	13 15 - -	130 - - -
250 - - -	107 - - -	- - -	3,500 - - -	£290 Repairs - - - (N.B. Mr. Crace had previously expended upwards of £3,000 in the Repair of these Premises.)	70 - - -	5 5 - -	20 - - -
90 - - -	55 6 - -	394 - - -	1,000 - - -	- - - - -	*124 16 - -	15 12 - -	124 16 - -
75 - - -	42 13 6	103 13 - -	1,000 - - -	£200 Repairs - - -			
80 - - - (including the Land Tax, re- deemed by the Crown)	58 5 - -	390 - - -	1,000 - - -	£100 Repairs - - -	*29 16 - -	3 15 6	85 - - -
75 - - -	48 8 6	460 - - -	1,100 - - -	£250 Repairs - - -	45 - - -	7 15 - -	135 - - -
65 - - -	43 17 - -	396 - - -	950 - - -	£400 Repairs - - -			
82 - - - (including the Land Tax, re- deemed by the Crown)	52 14 6	453 - - -	1,400 - - -	£100 Repairs - - -	*30 - - -	3 17 6	87 - - -
70 - - -	42 11 - -	285 11 - -	1,100 - - -	- - - - -	50 - - -	5 12 6	65 - - -
45 - - -	26 18 - -	353 - - -	700 - - -	£200 Repairs - - -	26 - - -	2 15 - -	33 - - -
356 9 6	<div>A Peppercorn for the first two years, and dur- ing the remain- der of the term 356 9 6 and 38 19 - in lieu of Land Tax, redeemed by the Crown</div>	- - -	8,000 - - -	<div>The Costs, Charges, and Expences incurred in erect- ing and finishing the said Theatre and Messuage</div>	- - - Not ascertainable.		
280 4 - (including an equivalent for the value of materials of sundry old Buildings)	<div>65 18 6 for the first year and a half, and during the re- mainder of the term 280 4 - and 21 - 3 in lieu of Land Tax, redeemed by the Crown</div>	- - -	<div>Such sum or sums as shall be fully equal to two third parts of the value of the said Mes- suages</div>	<div>The Costs, Charges, and Expences of erecting and fin- ishing the said Messuages</div>			



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1822.	MIDDLESEX— <i>continued.</i>		
January 8.	Two Messuages on the West Side of Bury-street -	Tho <sup>s</sup> Adcock Grindall, Esq. -	59 years, from 5th April 1809 -
February 8.	Three Messuages on the West Side of the Haymarket -	{ Edward Perryman and Thomas Winstone - - }	61 years, from 10th Oct. 1814 -
March 2.	A Plot of Ground on the West Side of the Haymarket and South Side of Norris-street, with a Messuage thereon - - - - }	- - - - -	65½ years, from 10th Oct. 1814 -
		Benjamin Brecknell, Esq.	
	A Plot of Ground on the West Side of the Haymarket, with Two Messuages thereon, abutting Northward and Westward on the last-mentioned Premises - - }	- - - - -	61 years, from 5th April 1819 -
— 21.	A Plot of Ground on the East Side of Park-lane and North Side of Grantham-place, with sundry Buildings thereon - - - - }	Sir Cha <sup>s</sup> Cockerell, Bart. -	{ 61 years and 38 days, from 26 February 1822 - - }
— 29.	A Messuage on the North Side of Piccadilly, and East Side of Swallow street - - - - }	John Peacock - - - -	32½ years, from 5th April 1835 -
	A Messuage on the East Side of Charing Cross-street -	Thomas Dawkins - - -	34½ years, from 5th April 1827 -
April 4.	A Plot of Ground on the North Side of Pall Mall East, and West Side of Whitcomb Street, since called Dorset-place, with Two Messuages and other Buildings thereon, and certain Vaults under the Ground Northward of this Plot - - - - }	William Gill Paxton, Esq. (on the Nomination of John Edwards, Esq.) - - - - }	99 years, from 10th Oct. 1820 -
— 13.	A Plot of Ground on the South Side of Whitehall-place, with a Messuage (being the third house Eastward from Whitehall-street, including the corner house), and other Buildings thereon - - - - }	Sir Thomas Buckler Lethbridge, Bart. (on the Nomination of John Holroyd) - - - - }	99 years, from 5th July 1820 -
May 22.	A Messuage on the West Side of Duke-street, Piccadilly	Jane Smith, widow - - -	40 years, from 10th Oct. 1821 -
— 29.	A Plot of Ground on the South Side of Whitehall-place, with a Messuage (being the Eighth House Eastward from Whitehall-street, including the corner house), and other Buildings thereon - - - - }	John Holroyd - - - -	99 years, from 5th July 1820 -
June 1.	A Plot of Ground on the West Side of Great Suffolk-street, with a Messuage thereon - - - - }	Samuel Baxter - - - -	99 years, from 5th April 1821 -



Tenements, which had been before in Lease—continued.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
76 — —	51 12 —	475 — —	1,200 — —	£160 Repairs - -	*43 5 —	5 16 —	35 10 —
245 — —	153 8 6	1,858 — —	2,700 — —	{ The Costs and Charges of repairing the said three Messuages - -	*178 8 2	20 8 10	74 6 10
{ 35 8 6 annual value of the Ground, in- cluding an equi- valent for the value of old Materials	{ 35 8 6 from the com- mencement of the term; also 4 10 2 from 5 April 1820, in lieu of Land Tax, re- deemed by the Crown	{ - - -	{ 1,000 — —				
{ 31 6 — annual value of the Ground, in- cluding an equi- valent for the value of old Materials	{ A Peppercorn for the first year, and 31 6 — during the re- mainder of the term; also 2 18 — from 5 April 1821, in lieu of Land Tax, re- deemed by the Crown	{ - - -	{ 1,400 — —	{ The Costs, Charges, and Expences incurred in erect- ing and finishing the said three Messuages - -	Part of a very large Estate granted 3d April, 6 W <sup>m</sup> & Mary (1694), to Trustees for the family of Sir W <sup>m</sup> Pulteney, at a rent of £12. 16. 10. and for a fine of £2,498. 6. The proportions of which rent and fine (applicable to this parcel of the Estate) cannot be ascertained. The yearly value of the Estate does not appear.		
140 — —	87 16 —	833 — —	1,800 — —	£200 Repairs - -			
140 — —	88 5 —	363 — —	1,200 — —	N. B. The Lessee had pre- viously expended £1,000 in repairing the Premises.	35 — —	4 15 —	20 — —
75 — —	46 18 —	292 — —	700 — —	£100 Repairs - -	40 — —	5 12 6	20 — —
120 — —	{ A Peppercorn for the first year and three quar- ters, and during the remainder of the term 120 — — and 14 — — in lieu of Land Tax, redeemed by the Crown	{ - - -	{ 5,000 — —	{ The Costs, Charges, and Expences of erecting and finishing the said Messuages and Buildings - -	- -	Not ascertainable.	
93 12 —	{ 91 12 — also, from 5 April 1822, 6 14 9 in lieu of Land Tax, redeemed by the Crown	{ - - -	{ Such sum as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuage and Buildings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings -	- -	Not ascertainable.	
52 10 —	34 4 6	294 — —	900 — —	£300 Repairs - -	* 18 — —	1 11 —	75 — —
54 12 —	{ A Peppercorn for the first year and a half, and during the remainder of the term 52 12 — also, from 5 April 1822, 6 14 9 in lieu of Land Tax, redeemed by the Crown	{ - - -	{ Such sum as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuage and Buildings.	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings -	- -	Not ascertainable.	
52 10 —	{ A Peppercorn for the first two years, and dur- ing the remain- der of the term 52 10 — also 3 19 4 in lieu of Land Tax, redeemed by the Crown	{ - - -	{ Such sum as shall be equal to two-third parts of the value of the said Messuage	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage	- -	Not ascertainable.	



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1822.	MIDDLESEX— <i>continued.</i>		
June 11.	A Plot of Ground on the South Side of Whitehall-place, with a Messuage, (being the Seventh House Eastward from Whitehall-street, including the corner House) and other Buildings thereon - - - }	Fred. Thos Buller, Esq. (on the Nomination of Robert Todd) }	99 years, from 5th July 1820 -
— 29.	A Messuage on the South Side of Spring Garden -	{ Geo. Ledwell Taylor, Esq. (on the Nomination of the Exe- cutor of Mr. C. Berry, deceased) }	41 years and 320 days, from 20th May 1828 - - - }
July 4.	A Plot of Ground on the West Side of Whitcomb-street, since called Dorset-place, with sundry Coach-houses, Stables, and other Buildings thereon - - - }	The Honourable Douglas Kin- naird, on (the Nomination of John Edwards, Esq.) - - }	99 years, from 10th October 1820
— 25.	Two Messuages and other Buildings on the South Side of Oxford-street - - - }	Geo. Beeston Thompson - - }	61 years and 38 days, from 26th February 1822 - - }
— 30.	A Messuage on the East Side of Park-lane, and West Side of Grantham-place - - - }	Alexander Henderson - - }	61 years and 38 days, from 26th February 1822 - - }
— 31.	A Plot of Ground on the South Side of Whitehall-place, with a Messuage, (being the Fourth House Eastward from Whitehall-street, including the corner House) and other Buildings thereon - - - }	Lancelot Holland, Esq., (on the Nomination of Thomas Mar- tin) - - }	99 years, from 5th July 1820 -
August 8.	A Plot of Ground on the East Side of Wardour-street, Soho, with four Messuages thereon - - }	Benjamin Dring - - }	61 years and 38 days, from 26th February 1822 - - }
— 24.	Two Messuages on the East Side of Charing Cross- street - - - }	The Right Honourable Alex. Earl of Barcarres - - }	41 $\frac{3}{4}$ years, from 5th January 1820
— 28.	A Messuage on the East Side of Wardour-street, and North Side of Hollen-street, and A Messuage adjoining thereto, on the North Side of Hollen-street - - - }	Elizabeth Richardson - - }	61 years and 38 days, from 26th February 1822 - - }
Sept. 12.	A Messuage on the North Side of Pall Mall - -	John Sloper - - -	47 $\frac{1}{2}$ years, from 5th April 1836
— 27.	A Plot of Ground on the East Side of the Haymarket, with a Messuage thereon - - }	Alexander Cruikshank - -	99 years, from 5th July 1821 -

Tenements, which had been before in Lease—*continued*.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
72 16 —	{ A Peppercorn for the first year and a half, and during the remainder of the term 70 16 — also from 5 April 1822 6 14 9 in lieu of Land tax, redeemed by the Crown }	{ — — — }	{ Such sum as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings }	- - -	Not ascertainable.	
130 — —	80 12 6	484 — —	1,500 — —	£300 Repairs - -	*21 7 —	3 10 —	16 2 —
21 — —	{ A Peppercorn for the first year and three quarters, and during the re- mainder of the term 21 — — and 2 7 — in lieu of Land Tax, redeemed by the Crown }	{ — — — }	800 — —	{ The Costs, Charges, and Expences of erecting and finishing the said Buildings }	- - -	Not ascertainable.	
203 — —	156 — —	700 — —	2,800 — —	- - -	Parts of the Estate granted 3d April, 6th William and Mary, to Trustees for the family of Sir Wm. Pulteney, as before mentioned.		
120 — —	75 9 6	716 — —	1,200 — —	£100 Repairs - -			
79 6 —	{ A Peppercorn for the first year and a half, and during the remainder of the term 77 6 — also from 5 April 1822 6 14 9 in lieu of Land Tax, redeemed by the Crown }	{ — — — }	{ Such sum as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings }	- - -	Not ascertainable.	
95 10 —	94 — —	- - -	3,000 — —	{ £2,300 expended in new Buildings and Repairs }	Part of the Estate granted 3d April, 6th William and Mary, to Trustees for the family of Sir Wm. Pulteney, as before mentioned.		
135 — —	{ 65 15 — until 5 April 1827, and 84 15 — during the remainder of the term }	741 — —	1,600 — —	£350 Repairs - -	*100 — —	12 10 —	143 17 3
96 — —	64 — —	608 — —	1,500 — —	£210 Repairs - -	Part of the Estate granted 3d April, 6th William and Mary, to Trustees for the family of Sir Wm. Pulteney, as before mentioned.		
220 — —	{ 119 7 — until 10 Octo- ber 1862, and 139 7 — during the re- mainder of the term }	575 — —	1,800 — —	- - -	80 — —	47 16 —	288 — —
78 11 6 (including an equivalent for the value of Mate- rials of old Build- ings)	{ 21 — — for the first year and a half, and during the remainder of the term 78 11 6 and 6 9 3 in lieu of Land Tax, redeemed by the Crown }	{ — — — }	{ Such sum as shall be equal to two-third parts of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage }	- - -	Not ascertainable.	



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1822.	MIDDLESEX—continued.		
Sept. 27.	A Plot of Ground on the West side of Great Suffolk-street, with a Messuage thereon	Alexander Cruikshank	99 years, from 5th July 1821
October 31.	A Plot of Ground on the East side of the Haymarket, with a Messuage and other Buildings thereon	Thomas Gwennap, (on the nomination of Daniel Robertson)	99 years, from 5th July 1821
—	A Plot of Ground on the West side of Great Suffolk-street, with a Messuage and other Buildings thereon	Thomas Gwennap, (on the nomination of Daniel Robertson)	99 years, from 5th July 1821
November 16.	A Messuage on the East side of Wardour-street	William Sly	{ 61 years and 38 days, from 26th February 1822
— 19.	A Messuage, known as the Ship Public House, on the East side of Wardour-street, and A Messuage on the North side of Ship-yard, adjoining the above	James Norton Smith, (on the nomination of Frances Smith, widow)	{ 40 years and 38 days, from 26th February 1822
— 20.	A Messuage on the North side of Cleveland-row, Saint James's, and part of a Stable and Coach-house behind the same	Sir R <sup>d</sup> Sutton, Bart.	{ 46 years and 46 days, from 25th August 1815
	A Messuage on the North side of Cleveland-row		
	A Messuage adjoining the preceding, on the East side of Russell-court		
	A Messuage at the North end of Russell-court		
	A Messuage on the North side of Cleveland-row, and part of a Stable and Coach-house behind the same		{ 39 years and 227 days, from 25th February 1822
	A Messuage on the North side of Cleveland-row, and part of a Stable and Coach-house behind the same		
	A Messuage on the North side of Cleveland-row		
	A Messuage on the East side of Russell-court		{ 39 years and 213 days, from 11th March 1822
	A Coach-house and Stable in Catherine Wheel-yard, St. James's		
— 26.	A Plot of Ground on the West side of Whitcomb-street, since called Dorset Place, with two Coach-houses, and one Stable, &c. thereon	William Gill Paxton, Esq. (on the nomination of John Edwards, Esq.)	99 years, from 10th Oct. 1820
December 30.	A Messuage on the East side of Wardour-street	Noah Goetze	{ 61 years and 38 days, from 26th February 1822
1822.			
July 20.	A Messuage on the South side of Brewer-street, and a Warehouse in King's Arms-yard behind, and A Messuage adjoining on the South side of Brewer-street, and East side of Francis-street	John Hamilton, (on the nomination of Geo. Manners, Esq. and Lucy Manners)	{ 40 years and 46 days, from 25th August 1821

Tenements, which had been before in Lease—*continued.*

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
52 7 6 (including an equivalent for the value of materials of old Buildings)	13 19 9 for the first year and a half, and during the re- mainder of the term 52 7 6 and 4 6 3 in lieu of Land Tax, redeemed by the Crown	— — —	Such sum as shall be equal to two third parts of the value of the said Mes- suage	The Costs, Charges, and Expences of erecting and finishing the said Messuage			
74 2 6 (including an equivalent for the value of Materials of old Buildings)	9 12 — for the first year and a half, and during the re- mainder of the term 74 2 6 and 6 14 6 in lieu of Land Tax, redeemed by the Crown	— — —	Such sum as shall be equal to two third parts of the value of the said Mes- suage and Buildings	The Costs, Charges, and Expences of erecting and finishing the said Messuage and Buildings	— — —	Not ascertainable.	
49 8 6 (including an equivalent for the value of Materials of old Buildings)	6 8 3 for the first year and a half, and during the re- mainder of the term 49 8 6 and 4 9 6 in lieu of Land Tax, redeemed by the Crown	— — —	Such sum as shall be equal to two third parts of the value of the said Mes- suage and Buildings.	The Costs, Charges, and Expences of erecting and finishing the said Messuage and Buildings			
63 — —	51 16 6	200 — —	1,100 — —	£250 Repairs — —	Parts of the Estate granted 3d April, 6th William and Mary, to Trustees for the family of Sir William Pulteney, as before-mentioned.		
85 — —	53 17 —	462 — —	1,400 — —	£260 Repairs — —			
58 — —	37 12 —	— — —	— — —	— — —	35 — —	2 10 —	80 — —
340 — —	214 6 6	3,409 — —	7,900 — —	£680 Repairs — —	Part of the Estate granted 3d April, 6th William and Mary, to Trustees for the family of Sir Wm. Pulteney, as before mentioned.		
192 — —	119 15 6	— — —	— — —	— — —	100 — —	— 10 —	250 — —
10 — —	A Peppercorn for the first year and three quar- ters, and during the remainder of the term 10 — — and 1 3 6 in lieu of Land Tax, redeemed by the Crown	— — —	600 — —	The Costs, Charges, and Expences of erecting and finishing the said Buildings	— — —	Not ascertainable.	
58 — —	47 10 —	200 — —	900 — —	£80 Repairs — —	Part of the Estate granted 3d April, 6th William and Mary, to Trustees for the family of Sir Wm. Pulteney, as before mentioned.		
— — —	67 12 6 until 24 June 1844, and 90 15 6 during the re- mainder of the term	640 — —	2,150 — —	£50 Repairs — —			



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1823.	MIDDLESEX— <i>continued.</i>		
January 16.	Two Messuages on the South-west side of Sherrard-street, and three Messuages on the North Side of Marybone-street - - - - }	George Manners, Esq. - - - and Lucy Manners - - - }	40 years, and 46 days, from 25th August 1821 - - - }
—	Five Messuages on the North side of Marybone-street, and a Tenement behind one of the said Messuages - }	George Manners, Esq. - - and Lucy Manners - - }	40 years and 46 days, from 25th August 1821 - - }
—	Five Messuages on the North side of Marybone-street, and two Stables in King's Arms-yard, behind - }	George Manners, Esq. - - and Lucy Manners - - }	40 years and 46 days, from 25th August 1821 - - }
—	Four Messuages on the South side of Brewer-street, and two Buildings in King's Arms-yard, behind - - }	George Manners, Esq. - - and Lucy Manners - - }	40 years and 46 days, from 25th August 1821. - - }
—	One Messuage on the South side of Brewer-street, and Four Messuages on the West side of Sherrard-street }	George Manners, Esq. - - and Lucy Manners - - }	40 years and 46 days, from 25th August 1821 - - }
—	Two Messuages on the West side of Sherrard-street, and Two Stables in King's Arms-yard, behind - - }	George Manners, Esq. - - and Lucy Manners - - }	36 years and 223 days, from 25th August 1821 - - }
—	Five Messuages on the West side of Sherrard-street - }	George Manners, Esq. - - and Lucy Manners - - }	40 years and 46 days, from 25th August 1821 - - }
—	A Plot of Ground on the East side of Francis-street, and West side of King's Arms-yard, with three old Messuages, and a Stable thereon - - }	George Manners, Esq. - - and Lucy Manners - - (on the nomination of John Hamilton.) }	70 years and 46 days, from 25th August 1821 - - }
21.	A Messuage on the East side of Wardour-street, and South Side of Little Chapel-street - - }	James Anderson - - - }	61 years and 11 days, from 25th March 1822 - - - }
—	A Plot of Ground on the North side of Grantham-place, Park-lane, with sundry Buildings thereon - . }	James Mackell - - - }	61 years and 38 days, from 26th February 1822 - - - }
30.	A Messuage on the North side of Postern-row, Tower-hill - - - - - }	Henry Teape - - - (on the nomination of Samuel Smith.) }	40 years, from 5th January 1816 -
1819.	MARYLEBONE PARK ESTATE.		
October 5.	A Plot of Ground in the South-west quarter of a Circus, then intended to be formed at the North end of the street formed in continuation of Portland-place, with one Messuage fronting toward the said Circus (being the fifth house from the said street, including the corner house) and other Buildings thereon - - }	William Richardson - - - }	99 years, from 5th January 1819 -

Tenements, which had been before in Lease—continued.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.				
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.		
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.		
- - -	{ Several Rents, amounting to- gether to 159 5 6 }	{ 1,367 — — }	4,100 — —	£290 Repairs - -	1,200 — —	150 — —	250 — —		
- - -	{ Several Rents, amounting to- gether to 264 — — }	{ 2,266 — — }	6,800 — —	£280 Repairs - -					
- - -	{ Several Rents, amounting to- gether to 249 6 8 }	{ 2,140 — — }	6,400 — —	£490 Repairs - -					
2,369 10 —	{ Several Rents, amounting to- gether to 263 1 6 }	{ 2,258 — — }	6,850 — —	£280 Repairs - -					
- - -	{ Several Rents, amounting to- gether to 168 6 8 }	{ 1,448 — — }	4,400 — —	£410 Repairs - -					
- - -	{ Several Rents, amounting to- gether to 80 — — }	{ 316 — — }	2,800 — —	£200 Repairs - -					
- - -	{ Several Rents, amounting to- gether to 189 13 6 }	{ 1,628 — — }	4,500 — —	£180 Repairs - -					
{ 36 6 — (exclusive of the value of the Materials of the old Buildings)	{ A Peppercorn for the first year, and 48 8 — (including an equivalent for the value of the Materials of the old Buildings) during the Re- mainder of the term }	{ - - - }	{ Such sum as shall be fully equal to three- fourths of the cost of erecting the new Build- ings }	{ £2,700 to be expended in erecting three new Houses and other Buildings on the said Ground - - }	Parts of the Estate granted 3d April, 6th Wm. and Mary, to Trustees for the family of Sir Wm. Pulteney, as before mentioned.				
45 — —	36 10 —	150 — —	900 — —	£400 Repairs - -					
42 — —	26 12 —	261 — —	600 — —	£60 Repairs - -					
{ 60 — — (including the Land Tax re- deemed by the Crown)	{ 38 9 — for the first four years and a half, and 33 9 — during the re- mainder of the term }	{ 342 7 6 }	700 — —	£70 Repairs - -	*22 — —	1 16 —	41 — —		
21 — —	{ A Peppercorn for the first three Years, 10 10 — for the next two years, and 21 — — for the remain- der of the term; also 43 — — from 5 July 1819, in consi- deration of £688 paid to the Lessee out of the Land Revenues of the Crown }	{ - - - }	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings - }	As the relative values of the several different par- cels into which this Estate may hereafter be divided, to be granted on Lease, in execution of the proposed plan for the improvement thereof, cannot now be ascertained, no accurate apportionment of the former Values, Rents, and Fines, applicable to the Ground comprised in these Leases, can be made; and there- fore the whole amount thereof was given in the last three columns of the Schedule, printed in the Appen- dix, N <sup>o</sup> 3, to the second Triennial Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, dated 18th March 1816.				



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1820. February 14.	MARYLEBONE PARK ESTATE— <i>continued</i> . Another Plot of Ground in the South-west quarter of the said Circus, with one Messuage fronting toward the said Circus (being the fourth house from the said street, including the corner house) and other Buildings thereon	William Richardson - -	99 years, from 5th January 1819 -
—	Another Plot of Ground in the South-west quarter of the said Circus, with one Messuage fronting toward the said Circus (being the sixth house from the said street, including the corner house) and other Buildings thereon	William Richardson - -	99 years, from 5th January 1819 -
—	Another Plot of Ground in the South-west quarter of the said Circus, with one Messuage fronting toward the said Circus (being the seventh house from the said street, including the corner house) and other Buildings thereon	William Richardson - -	99 years, from 5th January 1819 -
—	Another Plot of Ground in the South-west quarter of the said Circus, with one Messuage fronting toward the said Circus (being the eighth house from the said street, including the corner house) and other Buildings thereon	William Richardson - -	99 years, from 5th January 1819 -
—	Another Plot of Ground in the South-west quarter of the said Circus, with one Messuage fronting toward the said Circus (being the ninth house from the said street, including the corner house) and other Buildings thereon	William Richardson - -	99 years, from 5th January 1819 -

Tenements, which had been before in Lease—continued.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
21 — —	A Peppercorn for the first three years, 10 10 — for the next two years, and 21 — — for the remainder of the term; also 43 — — from 5 July 1819, in consideration of £688 paid to the Lessee out of the Land Reve- nues of the Crown	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings	{ The surrender of the exist- ing Lease of a small portion of this Ground (Vide Lease to Wm. Richardson, dated 11th March 1820, p. 70.) and the Costs, Charges, and Expenses of erecting and finishing the said Messuage and other Buildings - -			
21 — —	A Peppercorn for the first three years, 10 10 — for the next two years, and 21 — — for the remainder of the term; also 43 — — from 5 July 1819 in consideration of £688 paid to the Lessee out of the Land Reve- nues of the Crown	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messu- age and Build- ings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings -			
21 — —	A Peppercorn for the first three years, 10 10 — for the next two years, and 21 — — for the remainder of the term; also 43 — — from 5 July 1819, in consideration of £688 paid to the Lessee out of the Land Reve- nues of the Crown	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings -			
21 — —	A Peppercorn for the first three years, 10 10 — for the next two years, and 21 — — for the remainder of the term; also 43 — — from 5 July 1819, in consideration of £688 paid to the Lessee out of the Land Reve- nues of the Crown	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings -			
21 — —	A Peppercorn for the first three years, 10 10 — for the next two years, and 21 — — for the remainder of the term; also 43 — — from 5 July 1819, in consideration of £688 paid to the Lessee out of the Land Reve- nues of the Crown	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage and Buildings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings -			

Parcels of Marylebone Park.  
Vide Note, page 59.



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1820. February 16.	MARYLEBONE PARK ESTATE— <i>continued</i> . A Plot of Ground containing 1 A. 1 R. 20 P. in the South-west part of Marylebone-park, with a capital Messuage, Lodge, Coachhouses, Stables, Kitchen, and other Offices and Outbuildings on part thereof - - -	James Burton - - -	99 years, from 10th Oct. 1817 -
1819. Sept. 20.	A Plot of Ground on the South side of Frederick-street, Marylebone-park, with three Messuages and other Buildings thereon - - - - -	Thomas Mace (on the nomination of the Executors of John Tasker, deceased) - -	99 years, from 5th July 1815 -
1820. April 6.	A Plot of Ground on the East side of Osnaburgh-street, Marylebone-park, with a Messuage and other Buildings thereon - - - - -	Thomas Martin, (on the nomination of the Executors of John Tasker, deceased) - - -	99 years, from 5th July 1815 -
—	A Plot of Ground on the East side of Osnaburgh-street, Marylebone-park, with a Messuage, (N <sup>o</sup> 3,) thereon {	James Stevens, (on the nomination of the Executors of John Tasker, deceased) - -	99 years, from 5th July 1815 -
—	A Plot of Ground, on the East side of Osnaburgh-street, Marylebone-park, with a Messuage, (N <sup>o</sup> 4,) thereon {	James Stevens, (on the nomination of the Executors of John Tasker, deceased) - -	99 years, from 5th July 1815 -
June 30.	A Plot of Ground on the East side of Osnaburgh-street, Marylebone-park, with a Messuage thereon - {	Alexander Forbes, (on the nomination of the Executors of John Tasker, deceased) - -	99 years, from 5th July 1815 -
—	A Plot of Ground on the South side of Frederick-street, Marylebone-park, with a Messuage thereon - {	William King, (on the nomination of the Executors of John Tasker, deceased) - -	99 years, from 5th July 1815 -
1821. February 27.	A Plot of Ground on the North side of the New-road, and East side of Osnaburgh-street, Marylebone-park, with three Messuages, and other Buildings thereon - {	William Thomson and Chas Thompson (on the nomination of the Executors of John Tasker, deceased) - -	99 years, from 5th July 1815 -
April 4.	A Plot of Ground on the East side of Osnaburgh-street, Marylebone-park, with a Messuage, and other Buildings thereon - - - - -	Archibald Elliot, (on the nomination of the Executors of John Tasker, deceased) - -	99 years, from 5th July 1815 -

enements, which had been before in Lease—continued.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per urveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
107 10 —	{ 13 15 — for the first two years, and 107 10 — during the re- mainder of the term }	{ — — — }	4,000 — —	{ The Costs, Charges, and Expences of erecting and finish- ing the said capital Messuage and other Buildings — }			
— — —	{ A Peppercorn for the first three years, and 28 — — during the re- mainder of the term }	{ — — — }	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings. }	{ The Costs, Charges, and Expences of erecting and finishing the said three Mes- suages and other Buildings — }			
— — —	{ A Peppercorn for the first three years, and 16 — — during the re- mainder of the term }	{ — — — }	3,000 — —	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings — }			
— — —	{ A Peppercorn for the first three years, and 10 — — during the re- mainder of the term }	{ — — — }	{ Such sum as shall be equal to three-fourth parts at least of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage. }			
229 — —	{ A Peppercorn for the first three years, and 10 — — during the re- mainder of the term }	{ — — — }	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage. }	Parcels of Marylebone Park. Vide Note, page 59.		
— — —	{ A Peppercorn for the first three years, and 10 — — during the re- mainder of the term }	{ — — — }	{ Such sum as shall be equal to three-fourth parts at least of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage. }			
— — —	{ A Peppercorn for the first three years, and 10 — — during the re- mainder of the term }	{ — — — }	{ Such sum as shall be equal to three-fourth parts at least of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage. }			
— — —	{ A Peppercorn for the first three years, and 6 — — during the re- mainder of the term }	{ — — — }	{ Such sum as shall be equal to three-fourth parts at least of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage. }			
— — —	{ A Peppercorn for the first three years, and 100 — — during the re- mainder of the term }	{ — — — }	2,700 — —	{ The Costs, Charges, and Expences of erecting and finishing the said Messuages and other Buildings — }			
— — —	{ A Peppercorn for the first three years, and 20 — — during the re- mainder of the term }	{ — — — }	1,800 — —	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings — }			



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1821.	MARYLEBONE PARK ESTATE— <i>continued.</i>		
April 4.	A Plot of Ground on the South side of Frederick-street Marylebone-park, with a Messuage and other Buildings thereon - - - }	William Bridge, (on the nomination of the Executors of John Tasker, deceased) - - }	99 years, from 5th July 1815 -
—	A Plot of Ground on the South side of Frederick-street, Marylebone-park, with a Messuage thereon - }	William Birdsey, (on the nomination of the Executors of John Tasker, deceased) - - }	99 years, from 5th July 1815 -
1822.			
March 27.	A Plot of Ground on the East side of Osnaburgh-street, Marylebone-park, with a Messuage thereon - }	James Corney, Melicent Tasker, and John Richard Barrett, (Executors of John Tasker, deceased) }	99 years, from 5th July 1815 -
April 6.	A Plot of Ground on the East side of Osnaburgh-street, and South side of Frederick-street, Marylebone park, with four Messuages thereon - - - }	Robert Abraham, (on the nomination of the Executors of John Tasker, deceased) - - }	99 years, from 5th July 1815 -
1820.			
Sept. 20.	A Plot of Ground on the North side of the New-road, and West side of Albany-street, Marylebone-park, with a Riding School, Stable, and other Buildings thereon - - - }	Chas <sup>e</sup> Theophilus Hall - - -	99 years, from 5th April 1820 -
1822.			
January 5.	A Plot of Ground in the South-east quarter of the said Circus, with one Messuage thereon, fronting toward the said Circus, (being the fifth house from the New-road, including the corner house) - - }	Samuel Baxter - - -	99 years, from 10th Oct. 1820 -
February 9.	Another Plot of Ground in the South-east quarter of the said Circus, with one Messuage thereon, fronting toward the said Circus, (being the fourth house from the New-road, including the corner house) - - }	Samuel Baxter - - -	99 years, from 10th Oct. 1820 -

Tenements, which had been before in Lease—*continued.*

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
- - -	{ A Peppercorn for the first three years, and 6 — — during the re- mainder of the term }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings }			
- - -	{ A Peppercorn for the first three years, and 5 10 — during the re- mainder of the term }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage }			
- - -	{ A Peppercorn for the first three years, and 12 — — during the re- mainder of the term }	- - -	{ Such sum as shall be equal to two third parts, at least, of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage }			
- - -	{ A Peppercorn for the first three years, and 5 10 — during the re- mainder of the term }	- - -	{ Such sum as shall be equal to two-third parts, at least, of the value of the said Messuages }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuages }			
134 5 —	{ A Peppercorn for the first two years, and 134 5 — during the re- mainder of the term }	- - -	{ Such sum or sums as shall be equal to three- fourth parts, at least, of the va- lue of the Build- ings erected, and to be erected on the said Ground }	{ The Costs, Charges, and Expences (amounting to £5,500 at the least) incurred, and to be incurred in erecting and finishing the said Buildings already erected, and certain Buildings to be erected on the said Ground }	Parcels of Marylebone Park, <i>Vide</i> Note, page 59.		
- - -	{ A Peppercorn for the first three years, and 21 5 6 during the re- mainder of the term; also 43 — — from 5th Jan. 1821, in con- sideration of £688 paid to the Lessee out of the Land Revenues of the Crown }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage }			
- - -	{ A Peppercorn for the first three years, and 15 19 — during the re- mainder of the term; also 43 — — from 10th Oct. 1821, in con- sideration of £688 paid to the Lessee out of the Land Revenues of the Crown }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage }			
- - -	{ A Peppercorn for the first three years, and 15 19 — during the re- mainder of the term; also 43 — — from 10th Oct. 1821, in con- sideration of £688 paid to the Lessee out of the Land Revenues of the Crown }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage }			



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1822.	MARYLEBONE PARK ESTATE— <i>continued.</i>		
February 14.	Another Plot of Ground in the South-east quarter of the said Circus, with one Messuage thereon, fronting toward the said Circus, (being the second house from the New-road, including the corner house) - - }	Samuel Baxter - - -	99 years, from 10th Oct. 1820 -
18.	Another Plot of Ground in the South-east quarter of the said Circus, with one Messuage thereon, fronting toward the said Circus, (being the third house from the New-road) - - - }	Samuel Baxter - - -	99 years, from 10th Oct. 1820 -
28.	Another Plot of Ground in the South-east quarter of the said Circus, with one Messuage thereon, fronting toward the said Circus, (being the third house from the New-road, including the corner house) - - }	Samuel Baxter - - -	99 years, from 10th Oct. 1820 -
1823.			
January 28.	Another Plot of Ground in the South-east quarter of the said Circus, with one Messuage thereon, fronting toward the said Circus (being the sixth house from the New-road, including the corner house) - - }	Thomas Hudson, Esq. (on the nomination of Samuel Baxter) - }	99 years, from 10th Oct 1820 -
1822.			
April 20.	Nineteen several Plots of Ground in the South-west part of Marylebone-park, with a Messuage, Coachhouse, Stable, and other Buildings, on <i>each</i> Plot - - }	James Burton - - -	99 years, from 5th July 1821 -
July 6.	A Plot of Ground on the East side of a new street intended to be called Clarence-street, in Marylebone park, with a Building, used as a Military Ophthalmic Hospital, erected on part thereof - }	John Nash - - -	99 years, from 10th Oct. 1818 -
December 7.	A Plot of Ground containing 2A. OR. OP. in the North-west part of Marylebone-park, (since called 'The Regent's Park') with a Messuage, Coachhouse, Stable, and other Offices and Outbuildings on part thereof - }	Tho <sup>s</sup> Barrett Lennard, Esq. (on the nomination of James Burton) - }	99 years, from 5th July 1821 -
30.	A Plot of Ground in the South-east moiety of the Crescent at the North end of the street formed in continuation of Portland-place, with one Messuage fronting toward the said Crescent (being the seventh house from the New-road, including the corner house) and other Buildings thereon - - - }	Henry Peto, Esq. - - -	99 years, from 5th July 1821 -

Tenements, which had been before in Lease—*continued.*

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
- - -	A Peppercorn for the first three years, and 15 19 — during the re- mainder of the term; also 43 — — from 10 Octo- ber 1821, in consideration of £688 paid to the Lessee out of the Land Revenues of the Crown	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage			
106 7 6							
- - -	A Peppercorn for the first three years, and 15 19 6 during the re- mainder of the term	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage			
- - -	A Peppercorn for the first three years, and 15 19 — during the re- mainder of the term; also 43 — — from 5 January 1822, in consi- deration of £688 paid to the Lessee out of the Land Revenues of the Crown	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage			
- - -	A Peppercorn for the first three years, and 21 5 6 during the re- mainder of the term	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage	{ The Costs, Charges, and Expences of erecting and finishing the said Messuages			
206 — —	A Peppercorn for the first three years, and nineteen several yearly Rents, amounting alto- gether to 206 — — during the re- mainder of the term	- - -	{ Such sum or sums as shall be equal to two- third parts, at least, of the va- lue of the said Messuages and Buildings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings			
162 18 —	A Peppercorn for the first year, and 162 18 — during the re- mainder of the term	- - -	3,000 — —	{ The Costs, Charges, and Expences of erecting and finishing the said Building			
120 — —	A Peppercorn for the first two years, and 120 — — during the re- mainder of the term	- - -	{ Such sum as shall be equal to two-third parts, at least, of the value of the said Messuage and Buildings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings			
21 5 6	A Peppercorn for the first three years, and 21 5 6 during the re- mainder of the term	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage and Buildings	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings			

Parcels of Marylebone Park.  
Vide Note, page 59.



No. 2.

CLASS I.—Comprising Leases of Messuages or

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1822. December 30.	MARYLEBONE PARK ESTATE— <i>continued</i> .  Another Plot of Ground in the South-east moiety of the said Crescent, with one Messuage fronting toward the said Crescent (being the eighth house from the New Road, including the corner house) and other Buildings thereon	Henry Peto, Esq. - -	99 years, from 5th July 1821 -
—	Another Plot of Ground in the South-east moiety of the said Crescent, with one Messuage fronting toward the said Crescent (being the ninth house from the New Road, including the corner house) and other Buildings thereon	Henry Peto, Esq. - -	99 years, from 5th July 1821 -
—	Another Plot of Ground in the South-east moiety of the said Crescent, with one Messuage fronting toward the said Crescent (being the tenth house from the New Road, including the corner house) and other Buildings thereon	Henry Peto, Esq. - -	99 years, from 5th July 1821 -
—	Another Plot of Ground in the South-east moiety of the said Crescent, with one Messuage fronting toward the said Crescent, (being the eleventh house from the New Road, including the corner house) and other Buildings thereon	Henry Peto, Esq. - -	99 years, from 5th July 1821 -
MIDDLESEX— <i>continued</i> .			
<p><i>N.B.</i>—THE undermentioned Leases have been granted, under the Authority, and according to the Proviso, of the Act 34 G. 3. c. 75, s. 19, enabling His Majesty to accept Surrenders of Leases of Property held under the Crown, for the purpose of granting distinct Leases of the same property in parcels; and those Leases have been excluded from the body of the above Schedule, and inserted here, because no increase of Revenue arises therefrom; the Rents being, in amount, the same as the Rents of the Surrendered Leases.</p>			
1819. December 3.	A Plot of Ground on the West side of St. James's Street, with a Messuage thereon	Lancelot Holland Esq. (on the nomination of Geo. Harrison.)	73 years and 163 days, from 30th April 1817 -

Tenements, which had been before in Lease—continued.

No. 2.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents reserved in New Leases.	Fines paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
21 5 6	{ A Peppercorn for the first three years, and 21 5 6 during the re- mainder of the term }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings - }	Parcels of Marylebone Park. Vide Note, page 59.		
21 5 6	{ A Peppercorn for the first three years, and 21 5 6 during the re- mainder of the term }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings }			
21 5 6	{ A Peppercorn for the first three years, and 21 5 6 during the re- mainder of the term }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Messuage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings - }			
21 5 6	{ A Peppercorn for the first three years, and 21 5 6 during the re- mainder of the term }	- - -	{ Such sum as shall be equal to three-fourth parts, at least, of the value of the said Mes- suage and Buildings }	{ The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings - }			
9,111 18 —	7,421 11 1	29,392 11 6				2,519 12 2	338 6 8
- - -	{ A Peppercorn for the first year and a half, and 46 — — afterwards, in- cluding an equi- valent for the value of old Materials; also 4 10 — during the whole term, in lieu of Land Tax re- deemed by the Crown }	- - -	1,100 — —				



No. 2.

CLASS I.—Comprising Leases of Messuages of

DATES of LEASES.	PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.
1819. December 3.	MIDDLESEX— <i>continued</i> .  A Plot of Ground on the West side of St. James's Street, with a Messuage thereon - - - - - }	George Henry Malme, Esq. (on the nomination of Geo. Harrison.) - }	73 years and 163 days, from 30th April 1817 - - - }
—	A Plot of Ground on the West side of St. James's-street, with a Messuage thereon - - - - - }	John Harrison - - - (on the nomination of Geo. Harrison.) - }	73 years and 163 days, from 30th April 1817 - - - }
—	A Plot of Ground on the Westside of St. James's-street, with a Messuage thereon - - - - - }	Lancelot Holland Esq. - - (on the nomination of Geo. Harrison.) - }	73 years and 163 days, from 30th April 1817 - - - }
1820. March 11.	MARYLEBONE PARK ESTATE.  A Plot of Ground in the South-west quarter of the before-mentioned Circus then intended to be formed at the North-end of the Street formed in continuation of Portland-place, with two Messuages fronting toward the said Circus (being the 2d and 3d houses from the said Street, including the corner house) and other Buildings thereon - - - - - }	William Richardson - - -	92 $\frac{1}{4}$ years, from 5th April 1819 -





No. 2. CLASS II.—Comprising Leases of Messuages or Tenements which had not been before in Lease.

DATES of LEASES.	Premises granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value per Surveys on Oath.	Rents reserved in Leases.	Fines paid for Leases.	Insurances to be made against Fire.	Other Considerations for Leases.
				£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1820. Mar. 29.	MIDDLESEX.  A Messuage, with Garden at Hampton-court (N. B. These premises were enjoyed until her death, by Mrs. Mary Anderson, formerly under-house-keeper at Hampton-court Palace.)	Nathan Egerton Garrick, Esq.	50 years, from 5 April 1812	48 — —	A Peppercorn until 5 May 1818 (when Mrs. Anderson died) and 48 — — during the remainder of the term	— — —	800 — —	£150 Repairs.
April 6.	A Plot of Ground on the North side of Hampton-court Green	Henry Trail, Esq.	29½ years, from 5 Jan. 1814, determinable by the Crown at any time on giving notice to the Lessee	14 — —	14 — —	— — —	— — —	Expense of inclosing the Ground.
—	A Plot of Ground on the North side of Whitehall-place, with a Messuage (N <sup>o</sup> 7) and other Buildings thereon  Also,	— — — Robert Todd	99 years, from 5 April 1815	58 16 —	A Peppercorn for the first year and a half, and 57 — — during the remainder of the term.	— — —	Such sum as shall be equal to three-fourth parts, at least, of the Costs of erecting and finishing the said Messuage and Buildings	The Costs, Charges, and Expenses of erecting and finishing the said Messuage and other Buildings.
—	A Slip of Ground in Great Scotland-yard, in rear of the last-mentioned Premises	— — —	during His Majesty's pleasure	— 1 —	— 1 —	— — —	— — —	—
1822. Jan. 9.	A Plot of Ground for a Garden on the South side of the Bird Cage-walk, St. James's-park	Jeremy Bentham, Esq.	31 years, from 5 April 1814	10 10 —	10 10 —	— — —	— — —	The Costs and Charge of inclosing the Ground with Iron Railing, and laying out the same as an ornamental Garden, with power to the Crown to resume the Premises, on six months notice, and repayment of a proportionable part of the Expense of inclosure.
—	A Plot of Ground for a Garden on the South side of the Bird Cage-walk, St. James's-park, adjoining to the last-mentioned Plot	The Right Honourable Lady Mary Lindsay Crawford, (nominee of Thomas Read Kemp, Esq.)	31 years, from 5 April 1814	9 15 6	9 15 6	— — —	— — —	Ut supra.
—	A Plot of Ground for a Garden on the South side of the Bird Cage-walk, St. James's-park, adjoining to the last-mentioned Plot	Thomas Read Kemp, Esq.	31 years, from 5 April 1814	8 2 —	8 2 —	— — —	— — —	Ut supra.
				£ 149 4 6	147 8 6			

N.B.—THE three last-mentioned Plots of Ground were, in the year 1783, inclosed from the Park, by Mr. Bentham, under the authority of the Earl of Sandwich, then Ranger of St. James's Park, upon condition to pay a yearly rent of £2 2s. at which rent Mr. Bentham continued to hold the same until 5 April 1814.

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Appendix, No. 3.

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A SCHEDULE of LAND ESTATES and other Hereditaments directed by Warrants of the Right Honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leases from the Crown, but which Leases are not yet completed:—Showing the annual Value of the Premises, as certified by Surveyors upon oath; The Names of the intended Lessees; The Terms to be granted; The Rents to be reserved; and Fines to be paid for such Leases; and other Considerations for granting the same respectively:—And showing also, the annual Value of such parts of the Premises as have been before in Lease, by the last preceding Surveys or other Accounts; and the Rents reserved, and Fines paid for the preceding Leases thereof.—In TWO CLASSES; viz.

CLASS I. Comprising such parts of the Premises as have been before in Lease.

CLASS II. Comprising such parts of the Premises as have not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the last or present Leases contained *other* Tenements or Hereditaments besides those to be comprised in the intended new Leases, a *proportionable part* of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]



No. 3.

CLASS I.—Comprising Lands and

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>CAMBRIDGESHIRE.</b>		
The Manor and Estate of Burwell - - - -	Gilbert Affleck, Esq. - -	<div> <div>The Manor during pleasure, from 1st February 1813 -</div> <div>And the Demesne Lands for 25 years, from 10th October 1813 - - - -</div> </div>
<b>CHESHIRE.</b>		
Certain Lands called The Old Pale and New Pale, in Delamere Forest - - - -	George James Earl Cholmondeley	61 years from the date - -  <i>N.B.</i> —This Lease is directed pursuance of the Delamere
<b>CORNWALL.</b>		
Divers Lands within the Manor of Rialton and Reterth - -	Peter Rowe - -	<div>27 years and 64 days, from 7th August 1814 - - -</div>
<b>DERBYSHIRE.</b>		
The liberty and privilege of Shooting, Sporting, and Preserving the Game within, upon, and over the Manor and Estate of Eckington; and heretofore granted with the said Manor and Estate - -	Sir George Sitwell, Bart. - -	<div>21 years from 10th October 1820, if Sir George Sitwell should so long live, (subject to a clause for resuming the whole, or any part of the Premises, at the pleasure of the Crown) - -</div>
<b>ESSEX.</b>		
Tolls of the Market of Romford, with liberty of erecting Stalls and Pens, and receiving the usual profits thereof - -	Charles Willoughby - -	31 years, from 10th October 1813
<b>FLINTSHIRE.</b>		
All Mines and Minerals within certain Lands in the Parish of Gwaenyscor, otherwise Gwainuscor, in the Lordship or Hundred of Prestattin - - - -	Edward Jones, Esq. (since deceased)	<div>29 years and 255 days, from 28th January 1816 - -</div>
<b>KENT.</b>		
Certain Lands, formerly belonging to the late Monastery of Dover, called The Maison Dieu - - - -	Robert Winthrop, Esq. -	<div>29 years and 134 days, from 29th May 1815 - -</div>
Certain other Lands - - Do. - - Do. - -	Thomas Pepper - -	The like Term - - -
Certain other Lands - - Do. - - Do. - -	John Dodd - -	The like Term - - -
<b>LINCOLNSHIRE.</b>		
The Manor or reputed Manor of Hogsthorpe, and divers Messuages and Lands in Hogsthorpe, Anderby, and Mumby - -	Robert Clitherow, Gent.	25 years, from 10th October 1813

Hereditaments, which had been before in Lease.

No. 3.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
- - -	- - -	- - -	To account annually to the Auditor of the Land Revenue for the net Sum received from the profits of the said Manor; and to pay the same to the Receiver General - -	*294 13 8½	60 10 9½	734 15 7
531 11 3	502 19 — and 3 — — for an Allotment awarded to the Crown since the date of the last Report -	- - -				
680 9 11	143 10 —	- - -	{ £10,000, at the least, to be expended by the Lessee in Buildings, and other necessary improvements -	{ 158 — —	{ 43 10 — and 5 — — for a Heriot on the death of every Tenant	{ 130 — —
to be passed under the Authority, and in Forest Inclosure Act, 52 Geo. 3. c. 136.				Note.—This value, &c. included the Agistment, Herbage, and Pannage of Delamere Forest, which Rights have since been extinguished under the said Act.		
330 8 2¼	306 13 7	- - -	{ To defend, if necessary, the Title of the Crown to the Common called Castle on Dennis Down, within and belonging to the said Manor; and to cultivate such parts of that Common, as shall, upon a survey, appear to be fit for cultivation	{ *165 19 10	23 8 4	1,108 6 10
50 — —	50 — —	—	—	—	—	—
175 — — on an average }	202 — —	- - -	- - -	70 — —	2 — —	400 — —
Not ascertainable	{ 1 3 4 per annum; and 1 10 — per Ton, for Lead Ore; 1 10 — per Ton, for Copper Ore; — 15 — per Ton, for Caulk and Calamine; and 1/8th part in value of all other Minerals	- - -	- - -	{ Not ascertainable	{ 1 3 4 per annum; and 1 2 — per Ton, for Lead Ore; 1 10 — per Ton, for Copper Ore; — 12 — per Ton, for Caulk and Calamine; and 1/8th part in value of all other Minerals	—
- - -	{ 140 — —	- - -	- - -	*144 4 11	18 — 7	365 6 —
281 — —	- - -	- - -	- - -			
- - -	232 — —	- - -	Note.—The rent to be paid by Mr. Pepper, reduced from £237 to £232, in consequence of its being discovered that there was a right of Foot-path through one of the Fields let to him.			
- - -	50 — —	- - -				
928 17 8	879 7 8	- - -	- - -	257 15 —	47 15 —	650 — —



No. 3.

CLASS I.—Comprising Lands and

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>LINCOLNSHIRE—continued.</b>		
The Manor of Epworth with Westwood and Haxey; and divers Lands and Tenements in Epworth, Belton, Ouston, and Haxey - - -	Alexander Johnston, Esq., (at the nomination of Henry Frederick Lord Carteret) - - -	29 years and 56 days, from 15th August 1805 - - -
The Manors of East and West Deeping, and the old inclosed Lands, new Allotments, Tenements, and Hereditaments thereto belonging - - -	Bertie Greathead, Esq. and others	The Manors during pleasure; and the Demesne Lands for 18½ years, from 5th April 1815 - -
A Messuage and Lands in the Parish of Spalding - - -	William Plowright - - -	10 years, from 5th April 1822 - -
<b>NOTTINGHAMSHIRE.</b>		
Certain Lands lying in the South Fen in Balderton - - -	James Tomlinson Terrewest - - -	31 years from 5th April 1819 - -
<b>WARWICKSHIRE.</b>		
The Manor of Hampton-in-Arden, with divers Messuages and Lands therein, (not including the Woodlands) - - -	Abraham Spooner Lillingstone, Esq. - - -	22 years from 10th October 1820
A Farm called The Site of the Manor of Hampton-in-Arden - - -		

Hereditaments, which have been before in Lease—continued.

No. 3.

ON NEW LEASES.				ON PRECEDING LEASES.		
Annual Value, per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
1,552 8 2	<div>178 17 1 per annum for the first 3 years and 56 days; 1,157 10 7 for the 4th year; and 1,405 1 — per annum for the remainder of the term -</div>	- - -	<div>Expense of defending the Rights of the Crown, and of an inclosure of the Commons within the Manor -</div>	536 11 2½	178 17 1	<div>2,000 — — being the pro- portion rateable for this estate of £4,000; paid as a fine for this Lease, and that of the Manor of Stapleford, County of Essex.</div>
1,093 8 2¾ Exclusive of the value of the Land sold to John Molecey. Vide Appendix, No. 8.	760 16 9	- - -	<div>To account annually to the Au- ditor of the Land Revenue, for the net sum received from the profits of the said Manors, and to pay the same to the Receiver General -</div>	371 2 9¾	45 18 10½	270 — —
46 18 6	45 — —	- - -	- - - - -	*12 — 3	1 4 2½	14 5 8½
90 — —	86 3 —	- - -	<div>£160 at the least, to be expended within seven years from the date of the Lease, in repairing the Cottage now on the Land, and in the erec- tion of new Buildings -</div> <div>Since the date of the Warrant for this Lease, Mr. Terrewest has become insolvent; and the Sur- veyor has been directed to let the Farm to the best advantage.</div> <div>The Lessee to expend £650 at the least, in under-draining with Bricks and Tiles certain parcels of the Lands, and in fencing some new Allotments; and to defray three- fourths of the costs of erecting a new Barn, and other Farm Buildings -</div>	34 2 4	4 5 3	130 — —
1,276 11 7	1,219 4 2	- - -	<div>The sum of £200 to be laid out by the Crown, in erecting a Barn on the Estate - - -</div>	*274 18 —  140 — —	71 13 —  15 4 4	296 — —  220 — —
7,036 13 6	6,026 18 6	—		£ 2,459 8 —¾	513 10 . 9½	6,318 14 1½



No. 3.

## CLASS II.—Comprising Lands and Hereditaments which have not been before in Lease.

Premises to be granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value per Surveys on Oath.	Rents to be reserved in Leases.	Fines to be paid for the same.	Other Considerations for the Leases.
<b>CARNARVONSHIRE.</b>			£ s. d.	£ s. d.	£ s. d.	
All Quarries of Slatestone and Limestone, within a certain part of the Common or Waste called Ochor-y-Kilgwyn, in the Parishes of Llandwrog and Llanwnda, or one of them	Thomas Jones, esq. and others.	{ 31 years, from the date of the Lease. }	not ascertainable	{ 2 — — and 1-10th part in value of all Slatestone and Limestone to be raised from the Premises. }	—	—
All Mines and Minerals within certain Tracts of Waste Lands in the Parishes of Clynnog and Dolbenmaen, in the Hundred of Uchgorfai	John Jones, and others.	{ 31 years, from 10th Oct. 1803. }	not ascertainable	{ 1 — — and 1-10th part in value of all Ores, Metals, and Minerals, to be raised from the Premises. }	—	—
<b>MERIONETHSHIRE.</b>						
All Mines and Minerals, and all Quarries, Rocks, and Beds of Limestone, Slate, and other Stone within certain Waste Lands, containing 200 acres, in the Parish of Llan Icil	William Sylvester, Clarke, Esq.	{ 31 years, from 10th Oct. 1820. }	not ascertainable	{ 1 — — per annum, and 1-10th part in value of all Ores, Metals, Minerals, Limestone, Slate, and other Stone, to be raised from the Premises. }	—	—
Two Allotments of Land, containing together 315A. 1R. 6P. in the Parishes of Llanddwywe and Llanelltyd	Jonathan Green and William Potter	{ 31 years, from 5th Jan. 1823. }	not ascertainable	{ 10 — — for the Allotments, 1 — — for the Mines, and 1-9th part in value of all Ores, Metals, Minerals, Limestone, Slate, and other Stone to be raised from the Premises. }	—	{ The Lessee to expend £ at the least, in the proper working of the Quarries, and in fencing the Allotment
All Mines and Minerals, and all Quarries, Rocks, and Beds of Limestone, Slate, and other Stone, within the same						
<b>MIDDLESEX.</b>						
A small Parcel of Land, in the Parish of Hampton, being part of the Allotment set out for His Majesty, under the Act 51st George 3d, for inclosing Lands in the Parish of Hampton, in the County of Middlesex	Robert Thompson	{ 61 years, from 5th April 1817. }	2 10 —	2 10 —	—	{ £400 at the least, to be expended by the Lessee in erecting a cottage.
<b>NORTHAMPTONSHIRE.</b>						
Five Parcels of Land, being the Allotments set out for His Majesty, under the Act 52d George 3d, "for draining, inclosing, and improving the Lands called Borough Fen Common, and the Four Hundred Acre Common, in the County of Northampton, and for forming the same into a Parish to be called Newborough; and for building and endowing a Church for such Parish;" and of another Act 59th George 3d, "to amend and enlarge the Powers of the said Act"	Myles Custance and Holman Custance	{ 31 years, from 5th April 1819. }	623 1 4	623 1 4	—	{ The Lessees to drain the Land in a proper and effectual manner. £1,100 to be allowed to the Lessees, by the Crown, when they have erected suitable substantial Buildings fit for the proper occupation of the Farm; provided that sum at the least has been expended thereon.
<b>SOUTHAMPTON.</b>						
A messuage called Bolderwood Lodge, in the New Forest	Charles William Lord Stewart	{ 61 years, from 5th July 1818; determinable on the life of Lord Stewart. }	The money to be expended, deemed equal to the value	{ 1 — — }	—	{ £4,000 at the least, to be expended by the Lessee in repairing and improving the Messuage and Buildings.
and Certain Lands, containing about 45 acres, attached thereto		{ 31 years, from 5 July 1818. }	30 — —	30 — —	—	
			665 11 4	671 11 4	—	

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Appendix, No. 4.

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A SCHEDULE of MESSUAGES or TENEMENTS and Curtilages, directed by Warrants of The Right Honourable the Lords Commissioners of His Majesty's Treasury, to be granted by Leases from the Crown, but which Leases are not yet completed:—Showing the annual Value of the Premises, as certified by Surveyors upon oath; The Names of the intended Lessees; The Terms to be granted; The Rents to be reserved; and Fines to be paid for such Leases; The Insurances to be made against Fire; and other Considerations for granting the same respectively:—And showing also, the annual Value of such parts of the Premises as have been before in Lease, by the last preceding Surveys or other Accounts; and the Rents reserved, and Fines paid for the preceding Leases thereof.—In TWO CLASSES; viz.

CLASS I. Comprising such parts of the Premises as have been before in Lease.

CLASS II. Comprising such parts thereof as have not been before in Lease.

[*Note.*—IN the instances distinguished by an Asterisk (\*), in which the last or present Leases contained *other* Houses and Grounds besides those to be comprised in the intended new Leases, a *proportionable part* of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.]



No. 4.

CLASS I.—Comprising Messuages or

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
<b>BUCKINGHAMSHIRE.</b>		
A Piece of Ground, called Cock Close, with several Tenements and Buildings thereon, and an Acre of Land, in South Field in Eton - }	Mary Slatter and James Slatter -	50 years, from 5th July 1811 -
<b>KENT.</b>		
Three Houses with Outbuildings, Yards, and Gardens thereto belonging, at Gravesend (the Ground being part of a Close, called Block House Field) - }	Thomas Burton, Esq. Secretary to the Commissioners of Excise - }	43½ years, from 5th January 1832 -
A Messuage, with Offices, Garden and Pleasure Ground, at Shooters Hill - }	Thomas Lingham -	41 years, from 10th October 1839 -
<b>MIDDLESEX.</b>		
A Messuage and Offices in Privy Garden - - - - }	- - - - - }	16 years, from 2d August 1808 -
A Plot of Ground, being the greater Part of the Ground on which the last-mentioned Messuage and Offices stand, for the Site of a Messuage and Offices to be erected thereon - - - - }	Sir John Thomas Stanley, Bt - }	83 years, to commence from the end of the said 16 years, and making up therewith 99 years -
Two Messuages on the West side of Duke-street - - - - }	Alexander Lamb, (in trust for James Delaney, Esq. and Elizabeth his wife) - - - - }	59 years, from 5th April 1809 -
Two Messuages in Duke's-court - - - - }	- - - - - }	- - - - - }
A Messuage and Garden on the West side of Saint James's Place -	Frederic Earl of Guilford -	{ 41 years and 47 days, from 17th February 1835 - }
Six Messuages on the South side of High Holborn - - - - }	William Grainger - - - - }	50½ years, from 10th Oct. 1822 -
Five Messuages on the East side of New Turnstile - - - - }		
Six Messuages on the West side of New Turnstile - - - - }		
Two Messuages on the North side of Prince's-street - - - - }		
Two Messuages on the North side of Little Tower Hill - - -	Jeremiah Brett - - -	40 years, from 5th January 1815 -
A Messuage on the North side of New-street, Spring Garden -	Penelope Birch - - -	{ 53 years and 113 days, from 19th June 1828 - }
A Messuage on the East side of Wardour-street, Soho - - -	William Bennett - - -	{ 61 years and 11 days, from 25th March 1822 - }
A Plot of Ground in Grantham Place, near Park-lane, with Coachhouses, Stables, and other Buildings thereon - - - - }	His Royal Highness Prince Wm Frederick Duke of Gloucester - }	98 years and 226 days, from 26th February 1822 - }
A Plot of Ground on the South side of Brick-street, near Park-lane, with sundry Coachhouses, Stables, and other Buildings thereon - - }	Thomas Biggs - - -	{ 61 years and 38 days, from 26th February 1822 - }
A Plot of Ground on the South side of Whitehall Place, with Two Messuages (being the fifth and sixth Houses Eastward from Whitehall-street, including the corner House) and other Buildings thereon }	Elizabeth Dewar Cowie Stutely, widow, and Martin Stutely - }	99 years, from 5th July 1820 -

Tenements, which have been before in Lease—continued.

No. 4.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for NEW LEASES.	Annual Value per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
<div>322 10 — (inc lding an equivalent for the value of the Materials of old Buildings, on the site of the intended new Housts.)</div>	304 10 —	- - -	7,280 — —	{ £1,400 to be expended in erecting three new Houses, and £335 in Repairs - }	184 10 —	12 4 6	320 — —
158 — —	103 1 —	387 — —	2,900 — —	£250 Repairs - -	*18 2 6	2 5 4	26 5 —
70 — —	70 — —	- - -	{ Two-thirds of the value of the Buildings thereon }	{ £2,000 to be expended in erecting a new Dwelling House and Offices - - }	*50 — —	20 — —	—
220 — —	220 — — from 10 Oct. 1808.	- - -	2,500 — —	£500 Repairs - -	*78 11 —	24 16 8	—
<div>Annual value of the Building Ground, 144 18 — and in lieu of the value of the Materials of the old Build- ings, 38 8 6</div>	<div>A Peppercorn for the first year and a half, and afterwards, 183 6 6</div>	- - -	<div>Two-thirds of the cost of the new Buildings, being about 5,500 — —</div>	<div>{ £8,000 to be expended in erecting a new Dwelling House with Terrace and Sub- offices in the East Front - }</div>			
113 — —	66 — —	607 — —	2,100 — —	£390 Repairs - -	*64 6 —	8 14 —	52 17 —
200 — —	124 15 —	452 — —	4,000 — —	- - - -	121 9 —	121 9 —	—
564 — —	354 2 —	1,241 — —	10,400 — —	£1,500 Repairs - -	312 — —	41 5 —	130 — —
80 — —	51 8 —	441 — —	1,500 — —	£350 Repairs - -	*29 16 —	3 15 6	85 — —
130 — —	80 14 6	514 — —	1,600 — —	£350 Repairs - -	*64 5 —	10 10 9	48 10 —
50 — —	39 — —	200 — —	900 — —	£400 Repairs - -	Part of the Estate granted 3d April, 6h Wm. and Mary, to Trustees for the family of Sir Wm. Pulteney, as before mentioned.		
<div>{ 78 — — for 70 years, and 150 — — for the remain- der of the term.</div>	<div>{ 74 13 — for the first 69 years and 226 days, and 150 — — during the re- mainder of the term }</div>	- - -	<div>{ Such sum as shall be equal to three-fourth parts, at least, of the cost of erect- ing and finish- ing the said Buildings }</div>	<div>{ The Costs, Charges, and Expences (amounting to £2,000 and upwards) of erecting and finishing the said Buildings - }</div>			
250 — —	158 7 —	1,350 — —	2,000 — —	{ £600 Repairs and Im- provements - }			
148 4 —	<div>{ A Peppercorn for the first year and a half, and during the re- mainder of the term 146 — — also, from 5 April 1822 13 9 6 in lieu of Laud Tax redeemed by the Crown }</div>	- - -	<div>{ Such sum or sums as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuages and Buildings }</div>	<div>{ The Costs, Charges, and Expences of erecting and finishing the said Messuages and other Buildings - }</div>			



No. 4.

CLASS I.—Comprising Messuages or Tenements,

PREMISES TO BE GRANTED.	TO WHOM.	FOR WHAT TERMS.
MIDDLESEX— <i>continued.</i>		
A Plot of Ground on the North side of Whitehall Place, with a Messuage (being the Easternmost House) and other Buildings thereon -	- - - - -	99 years, from 5th July 1819 -
	John Holroyd -	
Two Plots of Ground adjoining the last-mentioned Plot	- - - - -	During His Majesty's Pleasure -
A Plot of Ground on the North side of Whitehall Place, and abutting Westward on the Avenue from Whitehall Place to Great Scotland Yard, with a Messuage and other Buildings thereon -	Chas Shaw Lefevre, Esq. (on the nomination of John Holroyd) }	99 years, from 5th July 1819 -
A Plot of Ground on the North side of Whitehall Place, with a Messuage (being the second House Eastward from the Avenue from Whitehall Place to Great Scotland Yard, including the corner House) and other Buildings thereon -	John Holroyd - - -	99 years, from 5th July 1819 -
MARYLEBONE PARK ESTATE.		
A Plot of Ground, containing 3A. OR. 12P. situated North-eastward of the circular Road in the centre of the Park, with a Messuage, Lodge, Coachhouses, Stables, and other Buildings on part thereof -	Chas Augustus Tulk, Esq. -	99 years, from 5th July 1817 -
SURREY.		
A Plot of Ground on the South-west side of the Old Green Court at Richmond, with a Messuage and other Buildings on part thereof -	Lady Sullivan - - -	{ 52 years and 10 days, from 30th September 1829 - }

which have been before in Lease—*continued*.

No. 4.

ON NEW LEASES.					ON PRECEDING LEASES.		
Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for New Leases.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
102 12 9	<div> A Peppercorn for the first year and a half, and during the re- mainder of the term </div> <div> 102 12 9 also from 5 July 1822 6 14 9 in lieu of Land Tax, redeemed by the Crown </div>	- - -	<div> Such sum as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuage and Buildings </div>	<div> The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings </div>			
- 2 -	- 2 -	- - -	- - -	<div> The Costs, Charges, and Expences of inclosing the Ground next Whitehall Place, with Iron Railing, and of laying out the same as an ornamental garden </div>			
58 16 -	<div> A Peppercorn for the first year and a half, and during the re- mainder of the term </div> <div> 57 16 - also from 5 July 1822 6 14 9 in lieu of Land Tax redeemed by the Crown </div>	- - -	<div> Such sum as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuage and Buildings. </div>	<div> The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings </div>	Not ascertainable.		
58 16 -	<div> A Peppercorn for the first year and a half, and during the re- mainder of the term </div> <div> 57 16 - also from 5 July 1822 6 14 9 in lieu of Land Tax redeemed by the Crown </div>	- - -	<div> Such sum as shall be equal to three-fourth parts, at least, of the cost of erecting and finishing the said Messuage and Buildings. </div>	<div> The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings </div>			
141 10 -	<div> 30 15 - for the first two years, and 141 10 - for the remain- der of the term </div>	- - -	3,750 - -	<div> The Costs, Charges, and Expences of erecting and finishing the said Messuage and Buildings </div>	Parcel of Marylebone Park, <i>Vide</i> Note, page 59.		
250 - -	155 - -	700 - -	4,000 - -	<div> The Costs, Charges, and Expences of repairing the said Messuage and rebuild- ing the Stable Offices </div>	140 - -	17 6 8	80 - -
3,250 17 3	2,599 14 6	6,592 - -			1,062 19 6	262 7 5	742 12 -



No. 4.

CLASS II.—Comprising Messuages or Tenements, which have not been before in Lease.

Premises to be granted.	TO WHOM.	FOR WHAT TERMS.	Annual Value per Surveys on Oath.	Rents to be reserved in New Leases.	Fines to be paid for the same.	Insurances to be made against Fire.	Other Considerations for Leases.
MIDDLESEX.			£ s. d.	£ s. d.	£ s. d.	£ s. d.	
A Plot of Ground on the North side of the Green Park - - -	The Right hon. George William Earl of Coventry	51 years, from Lady-day 1813	36 11 3	36 11 3	- - -	- - -	The Costs, Charges, and Expences of inclo-ing the said Ground, and laying out the same as an ornamental Garden.
A Plot of Ground on the North side of Whitehall Place, with a Messuage, (being the eighth House Eastward from Whitehall-street, including the corner House) and other Buildings thereon - - -	John Holroyd	99 years, from 5th July 1818	54 12 -	A Peppercorn for the first year and a half, and during the remainder of the term 53 - - also from 5 July 1822 6 14 9 in lieu of Land Tax redeemed by the Crown	- - -	Such sum as shall be equal to three-fourth parts, at least, of the Costs of erecting and finishing the said Messuage and Buildings	The Costs, Charges, and Expences of erecting and finishing the said Messuage and other Buildings.
A Plot of Ground in Little Scotland Yard, abutting Southward on Fife House - - -	- - -	- - -	- 1 -	- 1 -	- - -	- - -	The Costs, Charges, and Expences of inclosing the said Ground, and laying out the same as an ornamental Garden.
A Plot of Ground adjoining Eastward to the last-mentioned Plot - - -	- - -	21 years, from 10th Oct. 1822, to expire at the same time with the subsisting Crown Lease of Fife House	10 - - -	10 - - -	- - -	- - -	
A Plot of Ground adjoining Northward to the last-mentioned Plot - - -	The Right hon. Robert Banks Earl of Liverpool	- - -	4 - - -	4 - - -	- - -	- - -	
A Plot of Ground adjoining Eastward to the last mentioned two Plots, and forming part of the Mud Bank or Shore of the River Thames - - -	- - -	Such term, to commence from the time of making an Embankment thereon, as will make up 21 years, from 10th Oct. 1822.	- 1 -	- 1 -	- - -	- - -	The Costs, Charges, and Expences of making the said Embankment.
			105 5 3	110 8 -			

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Appendix, No. 5.

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AN ACCOUNT of all FEE-FARM, and other UNIMPROVABLE RENTS, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, from the time of making their Third Report, to the time of making their Fourth Report, to the Legislature ; and of the Purchase Money paid for the same ; by virtue of an Act of Parliament, passed in the 34th Year of His late Majesty's Reign, intituled " An Act for the better Management of the Land  
" Revenue of the Crown, and for the Sale of Fee-Farm and other  
" Unimprovable Rents ;"—and of an Act, passed in the 50th Year of His said late Majesty's Reign, intituled " An Act for uniting the Offices  
" of Surveyor General of the Land Revenues of the Crown, and Surveyor General of His Majesty's Woods, Forests, Parks, and Chases ;"—which Purchase Money has been applied to the purposes of the New Street Act, 53 Geo. 3. cap. 121. pursuant to the Act 54 Geo. 3. cap. 70.



No. 5. AN ACCOUNT OF ALL FEE-FARM, AND OTHER UNIMPROVABLE  
RENTS, &c. SOLD BY THE COMMISSIONERS.

DATES of Certificates.	NAMES of PURCHASERS.	RENTS SOLD.	LAND TAX ALLOWED.	PURCHASE MONEY.
		ENGLAND.	£ s. d.	£ s. d.
		BERKSHIRE.		
1820. March 21.	Adam Blandy, esq. - -	For Sempleton Manor - -	— 13 4	17 7 —
1821. May 1.	Daniel Agace, Esq. - -	For the manor of Pritwick - -	1 — —	20 16 —
		CAMBRIDGESHIRE.		
1820. July 18.	Thomas Newman - -	For Lands in Burwell - -	— — 7	5 11 6
	Henry King - -	Do. - - - -	— — 6	
	Thomas Bryant, and - -	Do. - - - -	— 2 1	
	Edward Hancock Farmers. - -	For Lands in Bottisham - -	— — 11½	
		CUMBERLAND.		
1821. March 22.	William Earl of Lonsdale - -	For Lands in Flimby - - - -	1 — 8½	395 5 6 and for Lands in Westmorland.
		For Lands in Millam (part of £2 4s. for Millam Lordship) - -	— 19 10	
		DEVONSHIRE.		
1820. July 18.	Rev. Henry Woolcombe - -	Ashbury Vicarage, alias Rectory - -	— 2 —	2 14 —
1821. May 1.	William Baring Gould, Esq. - -	For Lewtrenchard Manor - -	— 3 3	10 1 6
		For Lands and Tenements in Ockchard alias Orchard - - - -	— 3 3	
		For Lands and Tenements in Wadliston - -	— 1 3	
		DORSETSHIRE.		
1820. July 18.	Richard Fowler, Esq. - -	For Land in Baglake - - - -	— 6 2½	8 8 —
		HERTFORDSHIRE.		
1821. May 1.	Joseph White - - - -	For Lands called Newlands in Little Munden - -	— 16 —	20 16 —
1822. Feb. 23.	Sophia King, widow - -	For three Roods of Land, the upper end of Ware - - - -	— 10 —	13 — —
		LEICESTERSHIRE.		
1821. June 26.	Martha Vere Brown - -	For Lands in Leicester - - - -	— 2 9	3 14 6
		MIDDLESEX.		
1822. Oct. 29.	Temple Snaith, Gent. - -	For a Piece or Parcel of Ground near the Ground whereon stood the Pest House near Soho - - - -	— 13 4	17 — —

An Account of all Fee Farm and other Unimprovable Rents, &c.—continued. No. 5.

DATES of Certificates.	NAMES of PURCHASERS.	RENTS SOLD.		LAND TAX ALLOWED.	PURCHASE MONEY.
			£ s. d.	£ s. d.	£ s. d.
1820.		NORTHAMPTONSHIRE.			
March 25.	Richard Pack, Esq.; and John } Capel, yeoman - - }	For Lands in Flower - -	- 8 6½	- - -	11 11 -
	Wm. Larch Lucas Ward, Esq. -	For Tithes, &c. in Guilsborow - - }	- 2 2 - 1 -	} - - -	4 5 6
1822. June 4.	Thomas Butcher, Esq. -	For Lands in West Haddon - -	- 2 -		2 14 -
1821.		OXFORDSHIRE.			
January 23.	Richard Jorner, Esq. - -	For Aldersbury Manor, alias Adderbury -	1 1 3	- - -	27 12 6
1820.		SUFFOLK.			
March 21.	William Cooke, Esq. - -	For Land in Great Welnetham, in Thed- } wastree Hundred - - }	- - 4	- - -	- 9 -
1821. April 10.	John Lord Henniker - -	For Lands called Ley at Nayland -	- 10 -	- - -	13 - -
1821.		WESTMORLAND.			
March 22.	William Earl of Lonsdale -	For Crosby Rectory - - -	16 5 8	} 3 5 - - 2 8	} See Cumber- land.
		For Lands in Mierton (part of £4 1s. } Burgh Chantry Rents) - - }	- 13 4		
1820.		WORCESTERSHIRE.			
March 21.	Rev. Wm. Hawes Longford -	For Lands and Tenements in Stratton-on-le- } Fosse (in the County of Warwick) - }	- 14 8	- - -	19 1 6
1822. April 18.	Rev. Thomas Lambert Snow, and } others - - - }	For the Manor of Thyddlington - -	1 2 3	- - -	30 1 -
		£	27 17 3	4 1 6	623 8 6



No. 5.     An Account of all Fee-Farm and other Unimprovable Rents, &c.—*continued.*

DATES of Certificates.	NAMES of PURCHASERS.	RENTS SOLD.		LAND TAX ALLOWED.	PURCHASE MONEY.
			£ s. d.	£ s. d.	£ s. d.
		WALES.			
		PEMBROKESHIRE.			
1820. March 21.	William Owen Brigstocke, Esq.	For the two Free Chapels of Kilborne and Llangollman - - - }	4 - -	- 14 -	85 16 -
1822. July 18.	Sir John Owen, Bart. - -	A Rent issuing out of the Manor of Llantfey, parcel of the possessions formerly belong- ing to the Bishop of Saint David's - }	3 13 9	- 14 -	80 13 6
September 24.	John Frederick Lord Cawdor -	For Land in Stackpoole - - -	- 1 -	- - -	1 8 -
		RADNORSHIRE.			
1819. September 18.	Richard Lloyd Farmer -	For Land and Tenement in Llandewy Istradenny - - - }	- 6 8	- - -	10 - -
		£	8 1 5	1 8 -	177 17 6

TOTALS.						RENTS SOLD.	LAND TAX Allowed.	PURCHASE Money.
						£ s. d.	£ s. d.	£ s. d.
In ENGLAND	-	-	-	-	-	27 17 3	4 1 6	623 8 6
In WALES	-	-	-	-	-	8 1 5	1 8 -	177 17 6
						£ 35 18 8	5 9 6	801 6 -
Land Tax allowed						£ 5 9 6		
Net Amount						£ 30 9 2		

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Appendix, No. 6.

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A SCHEDULE of all LANDS, and other Hereditaments, belonging to the Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, since the time of making their Third Report to the Legislature, by virtue of the Act 48 Geo. 3. c. 73. to improve the Land Revenue of the Crown in England; or of the Act 54 Geo. 3. cap. 70. for the further Improvement of the Land Revenue of the Crown.



No. 6. Schedule of all Lands and other Hereditaments, &c. sold by the Commissioners.

DATES of Contracts.	PREMISES SOLD.	NAMES of PURCHASERS.	Estimated Annual Value.	Purchase Money	—
			£ s. d.	£ s. d.	
1820.	ANGLESEY.				
Sept. 7.	An Allotment of Land in the Parish of Pentraeth, containing 35A. 3R. 37P. set out for His Majesty, under the Act 52 Geo. 3. "for inclosing Lands in Llangefni, Llanddyff-nan, Pentraeth, and Cerrigceinwen, in the County of "Anglesey" — — — — —	Paul Panton, Esq.	3 — — being computed at 5 per cent. on the Consideration Money	60 — —	
1822.					
May 11.	An Allotment of Land in the Parish of Cerrigceinwen, containing 8A. OR. 31P. set out for His Majesty, under the same Act — — — — —	Hugh Jones, Gent.	4 6 — being computed at 5 per cent. on the Consideration Money	86 — —	
April 27.	An Allotment of Land in the Parish of Llangefni, containing 9A. 2R. 34P. set out for His Majesty, under the same Act — — — — —				
	CARNARVONSHIRE.				
—	Two Allotments of Land in the Parish of Pistill, containing respectively 3A. OR. OP. and 39A. OR. 26P. set out for His Majesty, among others, under the Act 52 Geo. 3. intituled, "An Act for inclosing Lands in the parish of Nevin, "and other Parishes and Places therein mentioned, in the "County of Carnarvon" — — — — —	Robt. Lloyd, Esq.	7 — — being computed at 5 per cent. on the Consideration Money	140 — —	
Feb. 2.	An Allotment of Land in the Parish of Denio, containing 15 acres, set out for His Majesty, under the Act 51 Geo. 3. "for inclosing Lands in the Parish of Aberdaron, and "other Parishes and Places therein mentioned, in the "County of Carnarvon" — — — — —	Rev. Peter Williams, D.D.	10 2 6 being computed at 5 per cent. on the Consideration Money	202 10 —	
— 16.	An Allotment of Land in the Parish of Llanengan, containing 1A. 3R. 16P. set out for His Majesty, under the same Act — — — — —	John Hughes	— 5 — being computed at 5 per cent. on the Consideration Money	5 — —	
March 16.	An Allotment of Land in the Parish of Clynnog, containing 12A. 1R. 1P. set out for His Majesty, under the Act 52 Geo. 3., intituled "An Act for inclosing Lands in the "Parish of Nevin, and other Parishes and Places therein "mentioned, in the County of Carnarvon" — — — — —	Mary Wright, Widow.	1 10 — being computed at 5 per cent. on the Consideration Money	30 — —	
—	An Allotment of Land in the Parish of Carngiwch, containing 10A. 2R. 6P. set out for His Majesty, under the same Act — — — — —	John Lloyd, Esq.	— 16 — being computed at 5 per cent. on the Consideration Money	16 — —	Never before in Lease.
April 20.	An Allotment of Land in the Parish of Aberdaron, containing 22A. OR. 36P. set out for His Majesty, under the Act 51 Geo. 3. "for inclosing Lands in the Parish of Aberdaron, and other Parishes and Places therein mentioned, in the County of Carnarvon" — — — — —	Robert Williams, Gent.	2 4 — being computed at 5 per cent. on the Consideration Money	44 — —	
May 7.	An Allotment of Land in the Parish of Llanelhaiarn, containing 40A. 3R. 16P. set out for His Majesty, under the Act 52 Geo. 3. intituled, "An Act for inclosing Lands in the "Parish of Nevin, and other Parishes and Places therein mentioned, in the County of Carnarvon" — — — — —	Rev. Thomas Ellis	2 10 — being computed at 5 per cent. on the Consideration Money	50 — —	
— 30.	An Allotment of Land in the Parish of Llanllyfni, containing 27 acres, set out for His Majesty, under the same Act — — — — —	Evan Evans, Esq.	1 7 — being computed at 5 per cent. on the Consideration Money	27 — —	
June 18.	An Allotment of Land in the said Parish of Llanllyfni, containing 136 acres, set out for His Majesty, under the same Act — — — — —	Owen Jones Ellis Nanney, esq	6 2 — being computed at 5 per cent. on the Consideration Money	122 — —	
1820.	DENBIGHSHIRE.				
Nov. 18.	An Allotment of Land in the Parish of Henllan, containing 3A. OR. 21P. set out for His Majesty, under the Act 42 Geo. 3. "for dividing, allotting, and inclosing the Commons and Waste Lands in the Parish of Henllan, in the "County of Denbigh" — — — — —	Thomas Peake, Esq.	5 10 — being computed at 5 per cent. on the Consideration Money	110 — —	
1821.					
March 13.	An Allotment of Land in the Parish of Abergele, containing 8A. 3R. 10P. set out for His Majesty, under the Act 48 Geo. 3. intituled, "An Act for inclosing Lands in the "Parish of Abergele, in the County of Denbigh" — — — — —	William Lewis Hughes, Esq.	6 10 — being computed at 5 per cent. on the Consideration Money	130 — —	

Schedule of all Lands and other Hereditaments, &c. sold by the Commissioners—*continued.* No. 6.

DATES of Contracts.	PREMISES SOLD.	NAMES of PURCHASERS.	Estimated Annual Value.	Purchase Money.	—
1821.	DENBIGHSHIRE— <i>continued.</i>		£ s. d.	£ s. d.	
June 7.	An Allotment of Land in the Parish of Eglwysfach, containing 39A. 1R. 2OP. set out for His Majesty, under the Act 52 Geo. 3. for inclosing Lands in such part of the Parish of Eglwysfach as lies in the County of Denbigh, and in the several Parishes of Llansantfraid, Glan-Conway, and Llanellian in Rhos, in the same County - - -	Rev. Howell Holland Edwards	5 17 6 being computed at 5 per cent. on the Consideration Money	117 10 —	
Dec. 21.	An Allotment of Land in the Parish of Wrexham, containing 1A. 1R. OP. set out for His Majesty, under the Act 48 Geo. 3. "for inclosing Lands in the Township of Minera, in the "Parish of Wrexham, in the County of Denbigh" -	John Burton, Esq.	1 10 — being computed at 5 per cent. on the Consideration Money	30 — —	
1822.					
Feb. 2.	An Allotment of Land in the Parish of Henllan, containing 24A. CR. 1OP. set out for His Majesty, under the Act 42 Geo. 3. "for dividing, allotting, and inclosing the Commons and Waste Lands in the Parish of Henllan, in the "County of Denbigh" - - -	John Copner Williams, Esq.	45 5 — being computed at 5 per cent. on the Consideration Money	905 — —	
Sept. 3.	An Allotment of Land in the Parish of Wrexham, containing 7A. 2R. CP. set out for His Majesty, under the Act 48 Geo. 3. "for inclosing Lands in the Township of Minera, in the "Parish of Wrexham, in the County of Denbigh" -	Robert Earl Grosvenor	7 12 — being computed at 5 per cent. on the Consideration Money	152 — —	
	FLINTSHIRE.				
1820.					
Sept. 26.	An Allotment of Land in the Parish of Llanasa, containing 4A. CR. 4P. set out for His Majesty, under the Act 51 Geo. 3. intituled "An Act for inclosing and draining "Lands in the Parish of Llanasa, in the County of Flint"	Sir Thomas Mostyn, Bart.	5 7 — being computed at 5 per cent. on the Consideration Money	107 — —	
Nov. 14.	An Allotment of Land in the Parish of Flint, containing 7A. 1R. 3OP. set out for His Majesty, under the Act 53 Geo. 3. "for inclosing Lands in the Township of Flint, "in the County of Flint" - - -	Edward Lewis, Esq.	11 2 — being computed at 5 per cent. on the Consideration Money	222 — —	Never before in Lease.
1821.					
June 28.	An Allotment of Land in the Parish of Yskeiviog, containing 15A. CR. 8P. set out for His Majesty, under the Act 39 and 40 Geo. 3. "for dividing, allotting, and inclosing "the Commons and Waste Lands in the Parish of Yskeifiog, "in the County of Flint, and in the Parish of Nannerch, "in the Counties of Flint and Denbigh" - -	Thomas Mostyn Edwards, Esq.	8 — — being computed at 5 per cent. on the Consideration Money	160 — —	
1822.					
Feb. 2.	An Allotment of Land in the Parish of Dymorchion, containing 55A. 3R. CP. set out for His Majesty, under the Act 50 Geo. 3. "for inclosing Lands in the Parish of Dymorchion, in the County of Flint" - - -	David Lloyd, Esq.	12 14 6 being computed at 5 per cent. on the Consideration Money	254 10 —	
1823.					
Feb. 8.	An Allotment of Land in the Parish of Ysceifiog, containing 14A. 2R. 3OP. set out for His Majesty, under the Act 39 and 40 Geo. 3. "for dividing, allotting, and inclosing the "Commons and Waste Lands in the Parish of Ysceifiog in "the County of Flint, and in the Parish of Nannerch in "the Counties of Flint and Denbigh" - - -	Robert Earl of Grosvenor	15 — — being computed at 5 per cent. on the Consideration Money	300 — —	
	MERIONETHSHIRE.				
1821.					
June 2.	Four Parcels of Land in the Parish of Dolgelley, containing together 550A. CR. 22P. being parts of the Allotments set out for His Majesty, under the Act 51 Geo. 3. "for inclosing Lands in the Parishes of Dolgelley and Celynin, in "the County of Merioneth" - - - and, A Parcel of Land in the Parish of Llanaber, containing 308A. 2R. 1OP. set out for His Majesty, among others, under the Act 50 Geo. 3. intituled "An Act for inclosing Lands in "the Parishes of Llanaber, Llanddwywe, Llanenddwyn, "Llanbedr, and Llanfair, in the County of Merioneth"	Sir Robert Williams Vaughan, Bart.	45 4 — being computed at 5 per cent. on the Consideration Money	904 — —	



No. 6. Schedule of all Lands and other Hereditaments, &c. sold by the Commissioners—continued.

DATES of Contracts.	PREMISES SOLD.	NAMES of PURCHASERS.	Estimated Annual Value.	Purchase Money.
MERIONETHSHIRE—continued.				
1821.			£ s. d.	£ s. d.
Dec. 6.	Two Parcels of Land in the Parish of Celynin, containing together 117A. 1R. 30P. being parts of the allotments set out for His Majesty, under the Act 51 Geo. 3. “for inclosing Lands in the Parishes of Dolgelley and Celynin, “in the County of Merioneth”	Robert Williams, Gent.	10 4 — being computed at 5 per cent. on the Consideration Money	204 — —
13.	A Piece of Land in the said Parish, parcel of the same Allotments, containing 42A. 1R. 39P.	Rev. John Jones	3 18 — being computed at 5 per cent. on the Consideration Money	78 — —
18.	A Piece of Land in the Parish of Dolgelley, parcel of the said Allotments, containing 9A. OR. 27P.	John Edwards, Esq.	1 6 — being computed at 5 per cent. on the Consideration Money	26 — —
27.	A Piece of Land in the said Parish of Dolgelley, containing 14A. 3R. 20P. parcel of the same Allotments	Hugh Reveley, Esq.	2 8 — being computed at 5 per cent. on the Consideration Money	48 — —
1822.				
March 26.	A Piece of Land in the said Parish, parcel of the same Allotments, containing 157 acres	Richard Richards, Esq.	9 7 — being computed at 5 per cent. on the Consideration Money	187 — —
July 23.	A Parcel of Land in the Parish of Llanaber, containing 88A. OR. 29P. set out for His Majesty, among others, under the Act 50 Geo. 3. “for inclosing Lands in the Parishes of “Llanaber, Llanddwywe, Llanenddwyn, Llanbedr and “Llanfair, in the County of Merioneth”	Thomas Hartley, Esq.	14 13 — being computed at 5 per cent. on the Consideration Money	293 — —
NORFOLK.				
June 14.	A Parcel of Land in the Parish of West Walton, containing 4A. 1R. 14P. set out for His Majesty, among others, under the Act 59 Geo. 3. intituled “An Act for inclosing Lands “in the Parish of West Walton, in the County of Norfolk”	John Spikings, Farmer	16 — — being computed at 5 per cent. on the Consideration Money	320 — —
RADNORSHIRE.				
Jan. 26.	A Parcel of Land in the Parish of Cascob, containing 3 roods, allotted to His Majesty, among others, under the Act 53 Geo. 3. intituled “An Act for inclosing Lands in the “Parish of Cascob, and Townships of Ednol and Kinnerton, “in the County of Radnor”	Rev. John Rogers	1 10 — being computed at 5 per cent. on the Consideration Money	30 — —
Feb. 2.	A Piece of Land in the said Parish, containing 6A. 3R. 13P.; and two Pieces in the said Parish, containing together 110A. 3R. 2P. parcel of the same Allotments	Richard Price, Esq.	23 — — being computed at 5 per cent. on the Consideration Money	460 — —
Dec. 17.	A Piece of Land, containing 10 acres, in the said Parish of Cascob, parcel of the same Allotments	James Stephens, Esq.	10 — — being computed at 5 per cent. on the Consideration Money	200 — —
SOUTHAMPTON.				
1819.				
Oct. 16.	A Messuage called Bulls Lodge, and 3A. 3R. 34P. of Land, in the Forest of Bere	John Billett	12 — —	310 — —
			313 — 6	6,330 10 —

WHICH SUM OF £6,330. 10. 0. PURCHASE MONEY,  
Has been disposed of as follows ;—viz.

Placed to the Account called “The New Street Account,” in the Bank of England, under the Act 54 Geo. 3. c. 70.	£ s. d. 3,397 10 —
Placed to the Account called “The Woods Fund”	2,933 — —
	£ 6,330 10 —

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Appendix, No. 7.

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A SCHEDULE of all COPYHOLD or CUSTOMARY PREMISES, Parcel of, or holden of any Manor belonging to the Crown, which have been Enfranchised between the time of making to the Legislature the Third Report, and the time of making the Fourth Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, by virtue of the Act of the 48 Geo. 3. c. 73. intituled "An Act to improve the Land Revenue of the Crown in England, and also of His Majesty's Duchy of Lancaster;"—Showing the Dates of the Contracts for such Enfranchisements respectively; The Names of the Enfranchisees; The Copyhold or Customary Premises enfranchised; The Quit Rents issuing thereout; The Term unexpired of the existing Leases of the Manors; and the Consideration Money paid for the Enfranchisements.



No. 7. A SCHEDULE OF ALL COPYHOLD OR CUSTOMARY PREMISES, &c.  
ENFRANCHISED BY THE COMMISSIONERS.

DATES of Contracts.	NAMES of ENFRANCHEEES.	COPYHOLD OR CUSTOMARY PREMISES.	Net Quit Rents.	Terms unexpired of existing Leases.	Consideration Money.
			£ s. d.		£ s. d.
SURREY.					
1820. September 7.	Richard Clarke, Francis Wightwick, and Robert Porter, Esqrs.	{ Manor of Chertsey Becmond. } A Parcel of Land, containing 1A. 2R. OP. with Fines certain, &c. - - }	- 1 8	{ 22 years and 33 days Term surrendered. }	100 - -
1821. June 5.	The Right honourable Cropley Earl of Shaftesbury, and others, Trustees for Richmond Parish	{ Manor of Richmond, otherwise West Sheene. } A Messuage or Tenement, and Land, containing 0A. 1R. 2OP. with Fines certain, &c. - - }	- 2 -	- - -	13 17 -
1822. January 31.	William Selwyn, Esq. - -	Do. - Divers Lands, containing together 11CA. 2R. 22P. with Fines certain, &c. - }	1 1 6	- - -	1,213 - -
March 23.	William Loxham Farrer, Esq. } (Trustee for Mungo Dick, Esq.) }	Do. - A Messuage, with Outbuildings, and Lands, containing 4A. 3R. 2P. with Fines certain, &c. - }	- - 9	- - -	750 - -
April 25.	John Ward, Esq. - -	Do. - Three Messuages and Yards, with Fines certain, &c. - }	- 1 6	- - -	105 - -
June 4.	Bigoe Charles Williams, Esq. -	Do. - A Messuage with Offices, two Tenements with Stables, and Lands, containing together about 6A. 2R. OP. with Fines certain, &c. - }	- 11 4	- - -	735 - -
July 18.	William Fearce, Esq. -	Do. - A Messuage with Offices, and Lands, containing about 6A. 2R. OP. with Fines certain, &c. - }	- 1 11½	- - -	600 - -
- -	Elizabeth Doughty, sp <sup>r</sup> -	Do. - A Parcel of Land, containing one sixth part of an acre, with Fines certain, &c. - }	- - 1	- - -	12 - -
September 12.	George Robinson, builder -	Do. - Several Messuages, an old Building, formerly the Theatre, and Lands, containing about 3A. 1R. 11P. with Fines certain, &c. - }	- 2 9	- - -	811 - -
			£ 2 3 6½	£	4,339 17 -*

\* Which Sum of £4,339. 17. 0. has been placed to the Account called "The New Street Account," in the Bank of England, under the Act 54 Geo. 3. c. 70.

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Appendix, No. 8.

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A SCHEDULE of all MANORS, Buildings, Lands, and other Hereditaments, belonging to the Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, since the time of making their Third Report to the Legislature, by virtue of the Act 56 Geo. 3. c. 115. intituled "An Act for ratifying the Purchase of the  
" Claremont Estate, and for settling the same as a Residence for Her  
" Royal Highness the Princess Charlotte Augusta, and His Serene  
" Highness Leopold George Frederick Prince of Cobourg of Saa'field :"  
Showing the Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names of the Purchasers; The annual Value of the said Premises, as returned on oath by the Surveyors employed to survey the same; The Terms unexpired of the subsisting Leases at the time of the Sale; and the Purchase Money paid for the Premises; And also, showing the annual Value of such parts of the Premises as had been held under Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved, and Fines paid for the last or subsisting Leases thereof.

*Note.*—IN the instances in which the Leases contained *other* Premises besides those which have been sold, and which are distinguished by an Asterisk (\*), a *proportionable part* of the last yearly Value, Rents, and Fines, is inserted in this Schedule.



No. 8.

Schedule of all Manors, Buildings, Lands,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
BERKSHIRE.		
1822. January - 22	Three Parcels of Land, containing together 10A. 3R. 28P. in the Parish of Bray, part of an Estate called Queen's Leaze	Rear Admiral John West
CAMBRIDGESHIRE.		
1820. August - 22	Two small old Tenements in the Parish of St. Giles, in the Town of Cambridge, escheated to the Crown, on the conviction of Richard Kidman, of Felony	Jesse Hunns
CHESHIRE.		
February - 10	A Piece of Ground in Nun's-lane, and a Piece of Ground in Bunce lane in the City of Chester	George Harry Earl of Stamford and Warrington (in Trust for the purposes of the Chester Gaol Act, 28th Geo. 3d.)
- - -	A Piece of Ground, with several small old Tenements, in Cuppings-lane, in the said City of Chester	Thomas Harrison
- - 17	The manor of Handbridge, and divers Houses and Lands in and near the said City of Chester	John Edwards, Esq.
April - 8	The Hundred of Wirehall, with the Appurtenances	John Williams, Esq.
FLINTSHIRE.		
September - 26	The site and remains of Flint Castle, with a small Parcel of Land adjoining, within which the County Jail is built, containing 2A. 3R. 8P.	Sir Thomas Mostyn, Bart. (in trust for the County)
- - -	An Allotment of Land, in the Parish of Whitford, containing 7A. 1R. 26P. set out for His Majesty, under the Act 40th Geo. 3d, for "dividing, allotting, and inclosing the Commons, Waste Lands, and Marshes, in the Parish of Whitford, in the County of Flint; and for fencing the said Marshes"	Sir Thomas Mostyn, Bart.
HEREFORDSHIRE.		
December - 30	Divers Parcels of Land, containing together 40A. 0R. 6P. in the Parish of Clifford	Tomkins Dew, Esq.
1821. February - 15	A Messuage and Out-buildings, and several Parcels of Land, containing together 6A. 3R. 1P. in the Parish of Huntingdon	Edmund Watkins Cheese, Esq.
KENT.		
1820. February - 10	Two Parcels of Land in the Parishes of Linton, and East Farleigh and Hutton, containing together 23A. 2R. 24P. set out for His Majesty, under the Act 54 Geo. 3d, for "inclosing Coxheath, in the Parishes of Bough-ton, Monchelsea, Loose, Linton, East Farleigh, West Farleigh, and Hutton, in the County of Kent"	Richard Turner and Thomas Turner, Esq.
October - 21	A Messuage in King-street and Dock-street, in Deptford	James Parlett

and other Hereditaments, &c. sold by the Commissioners—continued.

No. 8.

Annual Value, per Surveys on Oath, &c.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
<div>35 10 — being computed at 5 per cent. on the Con- sideration Money</div>	- - -	710 — —	* 16 12 4	— 11 6	—
10 — —	- - -	160 — —	—	—	—
<div>25 15 — being computed at 5 per cent. on the Con- sideration Money</div>	- - -	515 — —	} * 536 13 3	58 15 11	2,258 5 3
<div>5 14 — being computed at 5 per cent. on the Con- sideration Money</div>	- - -	114 — —			
<div>1,375 15 — being computed at 5 per cent. on the Con- sideration Money</div>	- - -	27,515 — —			
<div>11 10 — being computed at 5 per cent. on the Con- sideration Money</div>	- - -	230 — —	1 15 —	2 11 8	—
<div>7 — — being computed at 5 per cent. on the Con- sideration Money</div>	- - -	140 — —	2 — —	— 13 4	—
<div>11 2 4½ being computed at 5 per cent. on the Con- sideration Money</div>	- - -	222 7 6	- - -	Never on Lease.	—
78 — 10	- - -	1,600 — —	} * 15 5 10	3 5 8	84 3 5
9 18 3	- - -	210 — —			
<div>29 — — being computed at 5 per cent. on the Con- sideration Money</div>	- - -	580 — —	- - -	Never on Lease.	—
21 — —	- - -	285 — —	This Messuage had not for a very long period been granted on Lease.		



No. 8.

Schedule of all Manors, Buildings, Lands,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
<b>KENT—continued.</b>		
1822. April - 30	A Piece of Garden Ground, containing 0A. 2R. 17P. in the Parish of Eltham	William Stace Esq. - - -
— — —	A Piece of Garden Ground there, containing 0A. 3R. 7P. - - -	Robert Pott, Esq. - - -
— — —	A Piece of Garden Ground there, containing 0A. 3R. 7P. - - -	Arthur Pott, Esq. - - -
<b>LINCOLNSHIRE.</b>		
1820. January - 29	Two Parcels of Land, containing together 16A. 3R. 20P. in the Parish of West Deeping, allotted to His Majesty, among other things, under the Act 41 Geo. 3. intituled "An Act for dividing, allotting, and inclosing the Open Common Fields, Meadows, Commons, Fens, Wastes, and other Commonable Lands and Grounds within and belonging to the several Parishes of West Deeping and Tallington, in the County of Lincoln" - - -	John Molecey, Esq. - - -
<b>MIDDLESEX.</b>		
July - - 6	A Messuage near the Hermitage Stairs at Wapping - - -	Joseph Henley, esq. - - -
November - 18	A small Piece of Ground, with part of a House thereon, in Postern-row, within the Liberty of the Tower - - -	Samuel Smith - - -
<b>OXFORDSHIRE.</b>		
1819. July - - 29	Divers Parcels of Land, containing together 136A 3R. 33P. called Ewelme Warren Farm, in the Parishes of Ewelme and Nuffield, or one of of them - - -	John Franklyn, Gent. - - -
<b>SOMERSETSHIRE.</b>		
1820. February - 24	A Messuage and Lands called Knowle Farm, in the Parish of Knowle, containing 82A. 0R. 15P. - - -	George Booth Tyndale, Esq. - - -
<b>SUFFOLK.</b>		
1819. July - - 17	A Messuage and Lands in Cockfield, Stanningfield, and Bradfield Combust, containing 99A. 3R. 28P. - - -	John Legrice, Esq. - - -
<b>SURREY.</b>		
1820. October - 12	The Manor of East Moulsey, with divers Lands and Hereditaments thereto belonging - - -	Beaumont Lord Hotham, Henry Lord Apsley, and John Jones, Esq. (in trust) - - -
<b>SUSSEX.</b>		
February - 12	A Parcel of Land, containing 7A. 0R. 35P. in the Parish of Boxgrove, being part of a Farm called Oldbury Farm - - -	Lord Henry Thomas Howard Molyneux Howard - - -

and other Hereditaments, &c. sold by the Commissioners—continued.

No. 8.

Annual Value, per Surveys on Oath, &c.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
<div><div>-</div><div>30 — —</div><div>-</div></div>	<div><div>- - -</div><div>17 years and a half</div><div>- - -</div></div>	<div><div>200 — —</div><div>200 — —</div><div>200 — —</div></div>	<div>These Lands were included in the Lease of the Manor and Estate of Eltham, granted 9th April 1810, to Sir John Gregory Shaw, Bart. and John Kenward Shaw, Esq. the particulars of which Lease are stated in the First Report of the Commissioners of Woods, &amp;c. to the Legislature. Appendix, No. 3.</div>		
29 10 7½	- - -	1,063 2 6	- - -	never in Lease -	
<div>19 — — being computed at 5 per cent. on the Con- sideration Money -</div>	8 years and 128 days	380 — —	14 — —	1 15 —	90 — —
<div>27 10 — being computed at 5 per cent. on the Con- sideration Money -</div>	- - -	550 — —	* 8 1 9	1 — 9	23 8 1
84 7 5	- - -	2,413 — —	* 28 14 4	7 7 —	108 17 1
120 — —	- - -	3,760 14 10	40 — —	13 6 8	—
110 3 6	195 days - -	4,475 — —	59 5 6	19 15 2	—
610 — —	20 years - -	13,069 16 —	395 — —	371 16 —	—
11 11 —	- - -	346 10 —	* 1 8 10	— 10 1	—



No. 8.

Schedule of all Manors, Buildings, Lands, &c. sold—*continued*.

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
WORCESTERSHIRE.		
1821. February - 15.	A Cottage and 3A. 1R. 14P. of Land in the Parish of Tenbury	Edward Wheeler, Gent. - - (a)
YORKSHIRE.		
1819. November - 11.	Two Messuages and divers Lands, containing 85A. 1R. 32P. at Sharleston, } with certain Coal Mines within the Township or Territories of Sharleston }	John Earl of Westmorland - - { (b)
1820. June - - 27.	A yearly rent of £6. 6. part of £58. 6. 8. for a moiety of Tithes of Corn, } Grain and Hay, in Conysborowe - - - - }	John Shearwood, Gent. - - { (c)

(continued.)

	Annual Value per Surveys, on Oath, &c.	Terms unexpired of subsisting Leases at the time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
(a)	11 14 3	- - -	310 - - -	* 2 - 9	- 8 9	11 4 2
(b)	230 - - being computed at 5 per cent. on the Consideration Money	} - - - 10 years & 302 days	4,600 - - -	36 3 2	4 10 5	330 - - -
(c)	10 - - being computed at 5 per cent. on the Consideration Money		200 - - -	-	-	-
	2,914 2 3	- - -	† 64,049 10 10	1,157 - 9	486 17 11	2,905 18 -

† Which Sum of £64,049. 10. 10. has been applied in the Purchase of 3 per Cent. Reduced Bank Annuities, the particulars of which are stated in Appendix, No. 9.

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Appendix, No. 9.

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AN ACCOUNT of THREE PER CENT. REDUCED BANK ANNUITIES,  
purchased in the Name of the Commissioners of His Majesty's Treasury,  
by the Commissioners of His Majesty's Woods, Forests, and Land  
Revenues, since the time of making their Third Report to the Legis-  
lature, with Monies arising from Sales of Land Revenue under the Act  
56 Geo. 3. c. 115. intituled "An Act for ratifying the Purchase of the  
" Claremont Estate, and for settling the same as a residence for Her  
" Royal Highness the Princess Charlotte Augusta, and His Serene  
" Highness Leopold George Frederick Prince of Cobourg of Saalfeld."



Appendix, No. 9.

ACCOUNT OF THREE PER CENT. REDUCED BANK ANNUITIES  
PURCHASED BY THE COMMISSIONERS, &c.

DATES OF PURCHASES.						STOCK Purchased.	Rate of Purchase, per Cent.	Purchase Money and Brokerage.
						£ s. d.		£ s. d.
1819	-	July 27	-	-	-	6,336 5 8	70½	4,475 - -
-	-	- August 13	-	-	-	3,334 - 6	72¾	2,413 - -
-	-	- December 9	-	-	-	6,956 10 -	66	4,600 - -
1820	-	- February 9	-	-	-	1,535 4 -	69½	1,063 2 6
-	-	- 15	-	-	-	839 1 2	69	580 - -
-	-	- 18	-	-	-	1,411 4 2	69	975 10 -
-	-	- 23	-	-	-	24,705 15 -	69½	27,515 - -
-	-	- -	-	-	-	15,000 - -	69¼	
-	-	- March 3	-	-	-	5,401 8 6	69½	3,760 14 10
-	-	- April 19	-	-	-	332 14 7	69	230 - -
-	-	- July 7	-	-	-	288 16 -	69½	200 - -
-	-	- 29	-	-	-	544 17 6	69½	380 - -
-	-	- September 5	-	-	-	233 11 6	68¾	160 - -
-	-	- November 17	-	-	-	10,000 - -	68½	6,875 - -
-	-	- -	-	-	-	5,000 - -	68¾	3,443 15 -
-	-	- 21	-	-	-	4,520 8 -	68¾	3,113 8 6
-	-	- -	-	-	-	413 16 -	68¾	285 - -
-	-	- 28	-	-	-	795 13 2	69	550 - -
1821	-	- January 26	-	-	-	2,218 7 4	72	1,600 - -
-	-	- February 21	-	-	-	286 4 -	73¼	210 - -
-	-	- 27	-	-	-	419 12 6	73¼	310 - -
1822	-	- January 26	-	-	-	925 1 7	76½	710 - -
-	-	- May 3	-	-	-	765 11 -	78¼	600 - -
£						92,264 2 2		64,049 10 10

	STOCK Purchased.	Purchase Money and Brokerage.
	£ s. d.	£ s. d.
Amount brought down - - -	92,264 2 2	64,049 10 10
Add Purchase Money for the Sale under the above-mentioned Act, referred to in the Third Report of the Commissioners of Woods, &c. to the Legislature, p. 6. - - -	4,123 14 3	3,000 - -
Together - - -	£ 96,387 16 5	67,049 10 10

Appendix, No. 10.

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A SCHEDULE of all MANORS, Buildings, Lands, and other Hereditaments, belonging to the Crown, which have been sold by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, since the time of making their Third Report to the Legislature, by virtue of the Act 57 Geo. 3. c. 97. intituled "An Act for ratifying Articles of Agreement entered into by the Right Honourable Henry Hall Viscount Gage, and the Commissioners of His Majesty's Woods, Forests, and Land Revenues, and for the better management and improvement of the Land Revenues of the Crown:" Showing the Dates of the Contracts for such Sales respectively; The Premises comprised therein; The Names of the Purchasers; The annual Value of the said Premises, as returned on oath by the Surveyors employed to survey the same; The Terms unexpired of the subsisting Leases at the time of the Sale; and the Purchase Money paid for the Premises: And also, showing the annual Value of such parts of the Premises as had been held under Lease, by the last preceding Surveys, or other Accounts; and the Rents reserved and Fines paid for the last or subsisting Leases thereof.

*Note.*—IN the instances in which the Leases contained *other* Premises besides those which have been sold, and which are distinguished by an Asterisk (\*), a *proportionable part* of the last yearly Values, Rents, and Fines, is inserted in this Schedule.



No. 10.

Schedule of all Manors, Buildings, Lands,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
BEDFORDSHIRE.		
1820. June - - 24	The Manors and Estates of Ampthill and Millbrooke, parcel of the Honor of Ampthill - - - - - }	Henry Richard Vassall Lord Holland
BERKSHIRE.		
October - 14	The Manor of Donnington, heretofore parcel of the Honor of Ewelme -	Rev. Winchcomb Henry Howard Hartley
1821. November - 15	A Parcel of Land, containing 2A. 2R. 13P. in the Parish of Bray, part of an Estate called Queen's Leaze - - - - - }	Lawrence Norman, Gent. - - - }
1822. September - 3	A Parcel of Land there, part of the same Estate, containing 17A. 1R. 27P.	Rear Admiral John West - - -
- 12	A Parcel of Land, containing 4A. 1R. 24P. in the said Parish, other part of the same Estate - - - - - }	Thomas Louch and William Louch - - - }
November - 2	Two Parcels of Land there, containing together 4A. 3R. 28P. other part of the same Estate - - - - - }	Thomas Louch and William Louch - - - }
- -	Two Parcels of Land there, other part of the same Estate, containing together 7A. 1R. 22P. - - - - - }	George Homan the younger - - - }
- 16	Four Parcels of Land there, other part of the same Estate, containing together 17A. 1R. 39P. - - - - - }	Thomas Letchworth, jun. Esq. - - - }
December - 5	Two Parcels of Land there, containing together 7A. 1R. 16P. other part of the same Estate - - - - - }	Poynton Pigot, Gent. - - - }
CARMARTHENSHIRE.		
1821. January - 27	A Parcel of Land, containing 13A. OR. 20P. in the Parishes of Llanfynydd and Llanegwad, allotted to His Majesty, among others, under the Act 52 Geo. 3. intituled "An Act for inclosing Lands in the several Parishes of Llanfynydd, Llanegwad, Llangathen, and Llanfihangel Kilvargan, in the County of Carmarthen" - - - - - }	Henry Lloyd, Esq. - - - }
CUMBERLAND.		
1822. September - 26	The Manor and Forest of Ennerdale, and all Mines and Quarries within the said Manor and Forest - - - - - }	William Earl of Lonsdale - - - }
DERBYSHIRE.		
November - 9	Certain Coal Mines in Alfreton - - - - -	Anthony Lax Maynard Esq. - - - }
- 16	A Parcel of Land, containing 1R. 22P. in the Parish of Eckington, allotted to His Majesty, among others, under the Act 35 Geo. 3. intituled "An Act for dividing and inclosing the Commons and Waste Lands, Common Fields, and Mesne Inclosures, within the Manor and Parish of Eckington, in the County of Derby" - - - - - }	Thomas Slagg - - - }
ESSEX.		
1820. June - - 1	The Rectory and Rectorial Tithes of West Ham (except all Tithes granted to the Earl of Totness by Letters Patent 28th February, 3d Charles 1st. and to John Bullock and John Cholmeley, by Letters Patent 28th April, 5 Charles 1; and comprized in any other like Grant) - - - - - }	James Humphreys, Esq. - - - }
October - 10	Several Parcels of Land in the Parish of Low Layton, containing together 119A. 1R. 9P. - - - - - }	Elizabeth Sanson, Spinster - - - }

and other Hereditaments, &c. sold by the Commissioners.

No. 10.

Annual Value, per Surveys on Oath, &c.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
788 15 8½	{ The lifetime of John Duke of Bedford }	14,561 17 1	* 284 11 4½	27 19 9½	291 1 10
7 10 — being computed at 5 per cent. on the Con- sideration Money }	- - -	150 — —	—	—	—
- - -	- - -	175 — —	} * 55 12 8	1 18 6	—
- - -	- - -	700 — —			
- - -	- - -	190 — —			
118 17 — being computed at 5 per cent. on the Con- sideration Money }	- - -	217 — —			
- - -	- - -	279 — —			
- - -	- - -	534 — —	-	Never in Lease.	—
- - -	- - -	282 — —			
12 5 6	- - -	234 — —			
69 13 —	- - -	2,500 — —	20 17 8½	{ 20 17 8½ and 1-10th of the Profits of the Mines & Quarries. }	—
75 — — being computed at 5 per cent. on the Consideration Money }	- - -	1,500 — —	Not ascertainable.		
— 19 4 being computed at 5 per cent. on the Consideration Money }	- - -	19 7 —	- - -		
25 — — being computed at 5 per cent. on the Consideration Money }	- - -	500 — —	—	—	—
310 — —	19 years - -	7,840 14 —	234 — —	218 14 6	—



No. 10.

Schedule of all Manors, Buildings, Lands,

DATES of CONTRACTS.		PREMISES SOLD.	NAMES OF PURCHASERS.	
ESSEX—continued.				
1821.				
April	11	The Forestal Rights and Interests of His Majesty in and over divers Parcels of Land in the Parish of Walthamstow, containing together 323A. OR. 2P. heretofore part of the Forest of Waltham (subject to the Rights and Interests of the Warden of the said Forest)	Jeremiah Harman, Esq.	
1822.				
September	28	A House and Four Tenements in the Parish of Stratford	George Fournier, Esq.	
November	9	A House and Offices in the said Parish	Samuel Taylor, Esq.	
FLINTSHIRE.				
December	24	An Allotment of Land in the Parish of Ysceifiog, containing 50A. 3R. 10P. set out for His Majesty, under the Act 40th Geo. 3d. for dividing, " allotting, and inclosing the Commons and Waste Lands in the Parish " of Ysceifiog in the County of Flint, and in the Parish of Nannerch, in " the Counties of Flint and Denbigh"	John Madocks, Esq.	
—	—	An Allotment of Land, in the Parish of Nannerch, containing 86A. 1R. 10P. set out for His Majesty, under the same Act		
GLOUCESTERSHIRE.				
1822.				
May	15	Three Parcels of Land, containing together 18A. 3R. 30P. in the Parish of English Bicknor	Thomas Tovey, Esq.	
—	20	Two Parcels of Land in the Parish of Newland, containing together 31A. 1R. 0P. and the Crown's Interest in or to the Chancel of the Parish Church	Philip John Ducarel, Esq.	
—	27	The Market House, with the Tolls and Profits arising from the Market of Coleford in the said Parish of Newland	George Morgan	
—	—	Divers Parcels of Land, containing together 128A. 1R. 25P. with Two Farm Houses and Outbuildings erected thereon, in the said Parish of English Bicknor	Edward Machen, Esq.	
—	—	Four small Parcels of Land in the said Parish of English Bicknor, containing together 24A. 3R. 37P.	James Bennett	
KENT.				
1820.				
April	18	The Site of the Manor and Manor Place of Gillingham, with divers Lands thereto belonging	Multon Lambard, Esq.	
MIDDLESEX.				
1821.				
February	24	Two Parcels of Ground on the East side of Trinity Square, Great Tower Hill	Master, Wardens, and Assistants of the Trinity Corporation	
December	1	A Piece of Ground, with divers old Buildings thereon, in Wentworth-street and Crown-court, Whitechapel, escheated to the Crown, on the death of James Gray without Heirs	John Macord	
1823.				
January	25	A Piece of Ground, abutting Southward on the New Road, Saint Mary-le-Bone, whereon a new Church is intended to be erected for the Parish of Saint Mary-le-bone, in the County of Middlesex	The Vestrymen of the said Parish	
MERIONETHSHIRE.				
1822.				
March	26	A Parcel of Land in the Parish of Llanfihangel-y-Traethan, containing 4A. 3R. 0P. being part of the Allotments set out for His Majesty, under the Act 46th Geo. 3d. for " inclosing Lands in the Parishes of Llandanwg " and Llanfihangel-y-Treathan, in the County of Merioneth"	William Gryffydd Oakeley, Esq.	

and other Hereditaments, &c. sold by the Commissioners—*continued*.

No. 10.

Annual Value, per Surveys on Oath, &c.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
61 12 — being computed at 5 per cent. on the Con- sideration Money	- - -	1,232 — —	- - -	Never in Lease.	—
124 — —	- - -	{ 1,350 — — 930 — — }	20 — —	3 — —	40 — —
21 2 — being computed at 5 per cent. on the Con- sideration Money	- - -	422 — —	2 - - -	Never in Lease.	—
27 15 — $\frac{1}{2}$ being computed at 5 per cent. on the Con- sideration Money	- - -	555 1 1			
62 10 — being computed at 5 per cent. on the Con- sideration Money	- - -	1,250 — —			
16 — — being computed at 5 per cent. on the Con- sideration Money	- - -	320 — —	These Premises are Parcel of the Estate purchased from Lord Viscount Gage, and form part of what were recommended to be sold in page 26 of the last Report.		
181 9 6 $\frac{1}{4}$ being computed at 5 per cent. on the Con- sideration Money	- - -	3,629 10 7			
6 8 4 being computed at 5 per cent. on the Con- sideration Money	- - -	128 6 7 $\frac{1}{2}$			
562 — —	22 y <sup>rs</sup> and 175 days	12,501 17 —	432 — —	406 17 —	—
295 6 3 being computed at 5 per cent. on the Con- sideration Money	- - -	5,906 5 —	* 86 16 5	11 3 —	251 6 7
39 15 — being computed at 5 per cent. on the Consideration Money	- - -	795 — —	—	—	—
166 7 —	- - -	3,660 — —	Part of Mary-le-bone Park. <i>Fide</i> Note, Appendix, No. 2, p. 59.		
3 12 — being computed at 5 per cent. on the Consideration Money	- - -	72 — —	- - -	Never in Lease.	—



No. 10.

Schedule of all Manors, Buildings, Lands,

DATES of CONTRACTS.	PREMISES SOLD.	NAMES OF PURCHASERS.
MERIONETHSHIRE— <i>continued.</i>		
1822. April - 20	An Allotment of Land in the Township of Gwyddelfynydd, in the Parish of Towyn, containing 6A. 1R. 8P. set out for His Majesty under the Act 46 Geo. 3. "for inclosing Lands in the Township of Gwyddelfynydd, in the Parish of Towyn, in the County of Merioneth" - -	Athelston Corbett, Esq. - - - {
June - - 4	Two Parcels of Land in the Parish of Llandanwg, and one Parcel of Land in the Parish of Llanfihangel-y-Treathan, containing together 63A. 2R. 29P. allotted to His Majesty, among others, under the Act 46 Geo. 3. for "inclosing Lands in the Parishes of Llandanwg and Llanfihangel-y-Treathan, in the County of Merioneth" - - -	Sir Robert Williams Vaughan, Bart. - {
SOUTHAMPTON.		
1820. March - 9	A Parcel of Land called Church Close, with a Cottage thereon, in the said Parish, containing 3A. - - -	The Right Hon. George Henry Rose -
SUFFOLK.		
1822. April - - 30	The Hundred of Wainford, alias Wangford, with three Allotments of Land, containing together 14A. 1R. 22P. - - -	John Garden, Esq. - - - {
SURREY.		
1819. June - - 12	Three Parcels of Land, containing together 19A. OR. 15P. in the Parish of Egham - - -	John Reid, Esq. - - - {
1820. July - - 24	A Parcel of Land there, containing 1A. 2R. 3P. - - -	John Stapleton, Esq. - - - {
October - 31	Three Parcels of Land there, containing together 8A. 3R. 35P. - - -	George Parry, Esq. - - - {
1819. July - - 16	A Parcel of Land in the Parish of Egham, containing 66A. 3R. 38P. with an old Building, called The Clock Case, erected thereon, being part of the Allotments set out to His Majesty, under the Act 54 Geo. 3. "for "inclosing Lands in the Parish of Egham, in the County of Surrey" - - -	Robert Atkinson, Esq. - - - {
1821. August - 28	Four Parcels of Woodland, called Fan Grove, containing together 124A. 1R. 1P. in the Parish of Chertsey - - -	The Hon. Sir Henry Hotham, K.C.B. - {
1822. April - - 2	A Piece of Garden Ground in the Parish of Egham, containing 23 Perches - - -	Joseph Eve - - - {
April - 20	Divers Parcels of Land, containing together 15A. 1R. 29P. in the said Parish of Chertsey - - -	The Hon. Sir Henry Hotham, K.C.B. -
1819. August - 10	A Cottage called Linchford Lodge, and several Parcels of Land, containing together 11A. OR. 21P. in the Parish of Ash - - -	George Pindar, Esq. - - - {
1820. April - 12	Divers Parcels of Land, containing together 91A. 2R. 11P. in the Parish of Ash - - -	George Wolfe - - - {
1822. May - 7	A Piece of Garden Ground in the Parish of Egham, containing 20 Perches - - -	Edgell Wyatt Edgell, Esq. - - - {
- - 9	A Piece of Garden Ground there, containing 12 Perches - - -	George Wicks - - - {

and other Hereditaments, &c. sold by the Commissioners—continued.

No. 10.

Annual Value, per Surveys on Oath, &c.	Terms unexpired of subsisting Leases at the Time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
2 14 — being computed at 5 per cent. on the Con- sideration Money }	- - -	54 — —	- - -	Never in Lease.	—
23 3 — being computed at 5 per cent. on the Con- sideration Money }	- - -	463 — —	- - -	Never in Lease.	—
11 9 —	356 days - -	333 6 6	* 3 10 9½	— 8 10	35 19 9
31 10 — being computed at 5 per cent. on the Con- sideration Money }	- - -	630 — —	{ Of small value above the Rent }	5 — —	—
36 10 10 being computed at 5 per cent. on the Con- sideration Money }	16 years & 120 days -	730 17 —	These Premises are Parcels of certain Farms and Lands, which, with the Manor-house of Egham, were granted, 29 Nov. 1806, to Richard Wyatt, Esq. since deceased, at a Rent of £940 18. The yearly value, and the proportion of the Rent paid in respect thereof, are included in the particulars relating to that grant, stated in the Fourth Report of the Surveyor General of the Land Revenue to the Legislature; Appendix, No. 1.		
7 10 — being computed at 5 per cent. on the Con- sideration Money }	15 years & 78 days -	150 — —			
19 18 4 being computed at 5 per cent. on the Con- sideration Money }	14 years & 344 days -	398 6 6			
75 — — being computed at 5 per cent. on the Con- sideration Money }	- - -	1,500 — —	- - -	Never in Lease.	—
103 2 11 being computed at 5 per cent. on the Con- sideration Money }	13 years & 43 days -	2,062 18 —	23 — —	18 4 —	—
1 11 6 being computed at 5 per cent. on the Con- sideration Money }	13 years & 191 days -	31 10 —	This Parcel of Land was included in the Lease of the Manor-house and Lands of Egham, granted 29 November 1806, to Richard Wyatt, Esq. since deceased, the particulars of which Lease are stated in the Fourth Report of the Surveyor General of the Land Revenue to the Legislature; Appendix, No. 1. These Lands were included in the Lease of the Manor and Estate of Chertsey, granted 14 June 1814, to His Royal Highness Frederick Duke of York, the particulars of which Lease are stated in the Second Report of the Commissioners of Woods, &c. to the Legislature; Appendix, No. 1.		
35 — —	20 years & 173 days -	450 — —			
32 10 — being computed at 5 per cent. on the Con- sideration Money }	- - -	650 — —	- - -	Never in Lease.	—
28 — — being computed at 5 per cent. on the Con- sideration Money }	- - -	560 — —	- - -	Never in Lease.	—
1 7 6 being computed at 5 per cent. on the Con- sideration Money }	13 years & 156 days -	27 10 —	These Premises are Parcels of certain Farms and Lands, which, with the Manor-house of Egham, were granted, 29 Nov. 1806, to Richard Wyatt, Esq. since deceased, the particulars of which Lease are stated in the Fourth Report of the Surveyor General of the Land Revenue to the Legislature; Appendix, No. 1.		
— 16 6 being computed at 5 per cent. on the Con- sideration Money }	13 years & 154 days -	16 10 —			



No. 10. Schedule of all Manors, Buildings, Lands, &c. sold—continued.

DATES of CONTRACTS.		PREMISES SOLD.		NAMES OF PURCHASERS.	
1823.		SUSSEX.			
February	- 8	The Manor of Oldbury and Seabeach, with divers Lands within the same		{ Robert Banks Earl of Liverpool, Henry Earl Bathurst, Cropley Ash- ley Earl of Shaftesbury, and the Right hon. Thomas Steele - }	
		WILTSHIRE.			
—	6	A Tenement situate in the Butcher-row, in New Sarum		George Fort Cooper, Esq. - - (b)	
—	8	Lands at Cricklade, late part of the Forest of Braydon		William Vernon, Esq. - - { (c)	
—	—	Other Lands there		John Miller Vernon, Esq. - - { (d)	
1822.		WORCESTERSHIRE.			
September	- 19	Four small Pieces of Land, used as Garden Ground, in the City of Worcester		Dean and Chapter of Worcester - { (e)	
		YORKSHIRE.			
November	- 26	A Cottage, with Garden and Land, containing 38 Perches, in the Parish of Dewsbury, escheated to the Crown on the death of Robert Greenwood without heir		William Clegg - - - (f)	

(continued.)

	Annual Value per Surveys on Oath, &c.	Terms unexpired of subsisting Leases at the time of Sale.	Purchase Money.	Annual Value, per last preceding Surveys, &c.	Rents reserved in last Leases.	Fines paid for last Leases.
	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
(a)	172 9 —	- - -	4,557 14 —	* 18 19 6	6 12 4	—
(b)	20 — —	- - -	350 — —	{ The Rent nearly the value - - }	2 — —	—
(c)	322 10 — being computed at 5 per cent. on the Consideration Money	{ 14 years & 244 days }	{ 4,650 — — 1,600 — — }	{ 395 3 1 }	348 — —	—
(d)						
(e)	16 5 — being computed at 5 per cent. on the Consideration Money	{ - - - }	325 — —	—	—	—
(f)	6 — —	- - -	90 — —	—	—	—
	3,923 5 3¼	- - -	† 82,065 10 4½	1,581 11 6½	1,074 15 8	618 8 2

† Which Sum of £82,065. 10. 4½. has been carried to the Account called “ The Woods and Forests Fund,” at the Bank of England.

## Appendix, No. 11.

AN ACCOUNT OF LAND TAX charged on Estates belonging to the Crown, redeemed by the Commissioners of His Majesty's Woods, Forests, and Land Revenues, and of the Three per Cent. Bank Annuities transferred to the Commissioners for the Reduction of the National Debt, as the consideration for such Redemption; from the time of making to the Legislature the Third Report, to the time of making the Fourth Report, of the said Commissioners of His Majesty's Woods, Forests, and Land Revenues.

DATES of CONTRACTS for Redemption.	LAND-TAX redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Consols.	Reduced.
	£ s. d.		£ s. d.	£ s. d.
	2,932 1 8½	{ Amount of Land Tax redeemed, and of Stock transferred for the same, according to the Accounts comprised in the Appendix to the Third Report of the Commissioners of His Majesty's Woods, Forests, and Land Revenues - - - }	100,481 17 1	7,027 11 2
1819.		ESSEX.		
September 27.	36 -- --	A Messuage and divers Lands in Havering, part of the Park Farm, } containing 590A. OR. 18P. - - - }	} - - -	2,530 -- --
--	33 -- --	A Messuage and divers other Lands there, called Little Park Farm, } containing 371A. 3R. 26P. - - - }		
1821.		KENT.		
February 24.	1 4 --	A Wood, called Bamfrith, and a Piece of Land thereto adjoining, in } the Parish of Bridhurst, containing 66A. 1R. 10P. - - - }	- - -	44 -- --
1821.		LINCOLNSHIRE.		
March 17.	-- 9 --	Three Parcels of Land, in the Parish of Weston, containing 15A. OR. 10P.	- - -	16 10 --
--	1 8 --	Several Parcels of Land in the Parish of Cowbit, containing } 46A. 2R. 32P. - - - }	- - -	51 6 8
1822.				
October 21.	4 14 3	A Cottage and divers Lands, containing 97 Acres, in the Parish of } Denton - - - }	172 15 10	
--	-- 12 --	Two Tenements and 12A. OR. 22P. of Land, in the Parish of Great } Gonerby - - - }	22 -- --	
1819.		MIDDLESEX.		
June 14.	13 4 5	Two Houses on the South side of Holborn - - -	484 15 4	
September 20.	1,124 17 5	Divers Messuages and Buildings in several Streets in the Parish of } Saint James, Westminster - - - }	41,245 5 4	
--	17 17 1	Five Messuages in Jermyn-street - - -	654 13 1	
--	4 16 6	Divers Coach-houses, &c. in Green Dragon-yard, King-street -	176 18 4	
1820.				
April 8.	1 11 2	Two Messuages in Leicester-street - - -	- - -	57 2 10
--	4 17 6	A Messuage in Piccadilly, and Back Premises in Castle-street -	- - -	178 15 --
-- 20.	4 1 11	A Messuage at the corner of Norris-street, Haymarket - }	- - -	273 12 6
--	3 7 4	A Messuage at the corner of Eagle Place, Piccadilly - }		
July 19.	366 4 --	Divers Messuages and Buildings in Cockspur-street, Suffolk-street, } Haymarket, Little Suffolk-street, and Whitcomb-street - - }	13,427 6 8	



No. 11. Account of Land Tax charged on Estates belonging to the Crown, &c.—*continued.*

DATES of CONTRACTS for Redemption.	LAND-TAX redeemed.	ESTATES CHARGED THEREWITH.	STOCK TRANSFERRED.	
			Consols.	Reduced.
	£ s. d.		£ s. d.	£ s. d.
1821.		MIDDLESEX— <i>continued.</i>		
March 31.	2 6 10	Two Messuages in Eagle-street, Piccadilly — — —	— — —	85 17 3
May 28.	2 12 8	A Messuage on the West side of the Haymarket — —	— — —	96 11 2
October 1.	17 5 —	The Phoenix Engine House, the Cannon Coffee House, and the late } Mecklenburgh Coffee House, in Cockspur-street — — }	632 10 —	
1822.				
March 2.	36 2 —	Premises in Swallow-street, Conduit-street, Maddox-street, Hanover- street, and Prince's-street, in the Parish of Saint George, Hanover- square — — — — — }	1,323 13 4	
—	20 16 6	Premises in Saint James's-street, and Little Ryder-street — —	763 11 8	
—	4 2 2	Premises in Wardour street — — — —	150 12 10	
May 13.	7 1 8	Premises in Piccadilly and the Quadrant — — —	— — —	259 14 6
— 25.	5 4 10	Five Houses in Swallow-street — — — —	— — —	192 3 11
—	67 7 6	Divers Houses and Ground in Whitehall Place and Whitehall-street	— — —	2,470 8 4
June 29.	8 1 6	A Messuage in King-street and Little Argyle-street — —	296 1 8	
July 8.	24 10 —	Four Messuages on the North side of Whitehall Place — — —	898 6 8	
October 5.	26 5 —	A House and Premises late in the Occupation of the Duke of Rich- mond, within the verge of Whitehall Palace — — — }	— — —	962 10 —
		SOUTHAMPTON.		
1822.				
March 13.	15 9 7	A Farm, called Cox Leasowes, and another Farm called Pond Head, } in the Parish of Lindhurst — — — — }	567 11 4	
	£ 4,787 11 6½		£ 161,297 19 2	14,246 3 4
			£175,544 2 6	

Appendix, No. 12.

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A SCHEDULE OF LAND ESTATES AND OTHER HEREDITAMENTS belonging to the Crown, the Leases of which are expired, and which are now let to Tenants at Will, or under Agreements for short Terms:—showing the Annual Value of the Premises at the periods when the last Leases were granted, and the Rents reserved and Fines paid for the same:—And also, The Rents agreed to be paid for the Premises for the year ending at Michaelmas 1822:—Together with a Statement of Rents received for the year ending at Michaelmas last, for Lands and Hereditaments which have not hitherto been granted on Lease, but which are now in charge with the Receivers.

*Note.*—IN the instances distinguished by an Asterisk (\*), in which the former Leases comprised *other* Tenements or Hereditaments, besides those contained in the new Leases, a *proportionable part* of the former annual Values, Rents, and Fines, is inserted in the last Three Columns of this Schedule.



No. 12.

Schedule of all Land Estates and other Hereditaments

ESTATES.	Annual Value per Surveys for last Leases.	Rents reserved in last Leases.	Fines paid for the same.	Rents or Profits for one Year, to Mich <sup>s</sup> 1822.	REMARKS.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
ANGLESEA.					
Lands in the Village of Clegiroge, alias Clerigoge, within the Comote of Tallybolion, and a Ferry over the River Menay, called Southcrook Ferry	11 5 —	— 14 5½ 4 10 —	— — —	— 18 7½ 3 12 —	
BRECKNOCKSHIRE.					
The Issues and Profits of the original Seal, and also the Post Fines in the Counties of Brecon, Radnor, Glamorgan, Pembroke, Carmarthen, and Cardigan	727 4 1	242 8 —	6,600 — —	1,186 5 9	{ Of this Sum £300. 12. 1. was received for the Brecon Circuit, and £885. 13. 8. for the Carmarthen Circuit.
The Lordship or Manor of Haya Wallensis	30 9 3	18 10 —	— — —	50 — —	
BUCKINGHAMSHIRE.					
The Manor of Shalbrington	— — —	— — —	— — —	33 6 8	{ This Property was not before in Lease.
CAMBRIDGESHIRE.					
Extra-parochial Tithes in this County, and in the Counties of Norfolk, Suffolk, Huntingdon, and Lincoln	Uncertain.	1/3d of the Profits	— — —	971 8 —	
CUMBERLAND.					
Mines of Lead and Tin within the Lands belong- ing to the Hon. Catherine Widdrington and Mary Graham, spinsters, in the Parish of Bewcastle	— — —	— 10 — and 1/10th of the Profits	— — —	7 10 —	
CHESHIRE.					
All the Præ and Post Fines, and Profits of Fines, of Lands in the County of Chester, City of Chester, and County of Flint	124 1 10½	66 13 4	650 — —	312 — 1	
CARDIGANSHIRE.					
The Fines, Amerciaments, Heriots, and other casual Profits within the Commot of Mavon, alias Mavanion, Gwinioneth, Uchard, in Gwenglyn, Cruthin, Perveth, Maventh, and Haminiock, and in the Towns of Cardigan and Aberystwith; also the Custom called Letherwit, for the said Commot, and also all Perquisites of Courts within the Towns of Pembroke, West Pembroke, E. st Pembroke, St. Florence Emlyn, Diffynbrian, Manordevy Castle, and the Lordship of Haverfordwest, Katchpoole, Stinton, St. Ishmaels, Camros and Rowse, in the County of Pembroke	16 17 3	11 11 — 2 — —	— — —	89 6 —	{ The Accounts for last year have not yet been received, but as this is the average amount of the Profits received from the Property for some years past, it is here inserted ac- cordingly.
Certain Lands called Keveny Maes, within the Manor of Iscoyd Gwinioneth, and elsewhere; also a Custom called Kerch March, payable by the free Tenants	57 6 2	5 — — 25 1 —	200 — —		
DERBYSHIRE.	713 13 10	46 1 6	1,250 — —	1,758 3 3	
The Manor and Demesnes of Eckington	{ The above Value, Rent, and Fine, included the right of sporting and preserving the Game within the Manor, and which has been directed by War- rant to be let to Sir George Sitwell, Bart. Vide Appendix, No. 3.				
DURHAM.					
The Manor of Hallatreholme, Parcel of the pos- sessions of the late Hospital of the Savoy, sometime since in the possession of Hugh Bethell, Esq. for- merly leased by the Master and Chaplains of the Savoy, at a rent of £6 13s. 4d.	— — —	— — —	— — —	6 13 4	
ESSEX.					
Divers Lands and Tenements, Storehouses and other Buildings, at and near Harwich, purchased pursuant to two Acts of Parliament, 8th and 9th Anne, for fortifying the town and harbour of Har- wich	240 3 6	5 — — 5 — —	— — —	344 13 8	
LEICESTERSHIRE.					
The Manor of Stanton-under-Bardon, in the Parish of Thornton	Uncertain.	6 15 6	300 — —	341 16 4	

belonging to the Crown, the Leases of which are expired, &c.

No. 12.

ESTATES.	Annual Value per Surveys for last Leases.	Rents reserved in last Leases.	Fines paid for the same.	Rents or Profits for one year, to Mich <sup>s</sup> 1822.	REMARKS.
LINCOLNSHIRE.					
Several Parcels of Land in the Parishes of Mum- by-cum-Chapel, Willoughby and Ingoldsmells - }	£ s. d. 19 10 —	£ s. d. 8 16 10	£ s. d. 80 — —	£ s. d. 70 — —	
The Manor of Wiberton, with the Courts and Royalties, Messuages and Lands thereto belonging }	178 18 6	40 — —	750 — —	410 — —	
The Seignory or Lordship of Angey Fee, being a Manor within the Manor of Spalding, with several Messuages, Cottages, Lands and Tenements in Southrie and Ditton - - - }	*38 18 9	3 17 6	45 14 3½	144 — —	
MIDDLESEX.					
A Piece of Land called Rachell's Piece, in Shep- perton Broad Mead (parcel of Richmond Manor) }	- - -	10 — —	- - -	8 8 —	
NORFOLK.					
The Manor of Stockton Socon, with the Appur- tenances, and several Allotments of Land - }	251 1 5½	238 10 —	- - -	238 10 —	
The Manor of West Walton, Walsoken, Emneth and Tilney, (excepting the Demesnes) - - }	40 — —	33 6 4 and a Moiety of the Perquisites of Courts }	40 — —	33 2 3	
Two Allotments of Land under the West Wal- ton Inclosure Act - - - }	- - -	- - -	- - -	6 11 —	} This Property was not before in Lease.
NORTHAMPTONSHIRE.					
Three Mills called Abingdon Mills, and several Parcels of Land in Abingdon and Houghton - }	30 — —	4 — —	80 — —	50 — —	
NORTHUMBERLAND.					
A Moiety of the Tithes of Corn and Grain in the Township of Swinnowe, and of other Hereditaments there - - - }	10 10 6	3 10 2	- - -	3 10 2	
Two Fulling Mills in Newminster - - - }	- - -	1 — —	- - -	1 — —	
SURREY.					
A Messuage and Land called Sayes, and other Lands called Brocks, in the Parish of Chertsey - }	110 6 —	13 15 —	930 — —	220 10 —	
YORK.					
A Grange or Farm called Woodhouse Grange, at Woodhouse, in the Parish of Sutton, near Pock- lington - - - }	58 6 8	13 6 8	140 — —	480 — —	
Twenty small Tenements or Farms within the Manor of Rosedale - - - }	277 17 6	61 10 6	630 — —	} 1,977 10 4	
Fourteen other small Farms within the Manor of Rosedale - - - }	207 2 10	43 10 —	340 — —		
Four other Farms there - - - }	128 7 4	15 6 8 13 1 1	400 — — including Fine for Lease of Manor }		
Three other Farms there - - - }	- - -	- - -	- - -	1 6 —	
A Toft and several small Parcels of Land at Dringhouse and Middlethorpe - - - }	8 — —	1 6 —	40 — —	1 6 —	
Divers Fee Farm Rents issuing out of several Manors and Lands in this County, amounting to £413 3s. 10¼d. - - - }	689 19 1¾	38 6 7	3,100 — —	648 11 3	
Divers other Fee Farm Rents, amounting to £276 15s. 3d. half farthing - - - }	- - -	25 12 —	- - -	- - -	
Divers Lands in Cudworth, and a Cottage there -	*24 16 9	4 7 2	47 18 7½	74 5 —	
A Cottage and two Oxcgangs of Land in Single- thorne - - - }	*4 15 —	— 14 —	22 7 —	— 14 —	
Manor of Nafferton - - - }	- - -	- - -	- - -	69 2 1½	} This Property was not before in Lease.
Lands in Ditto - - - }	- - -	- - -	- - -	5 15 5	
	3,999 11 4¾	1,013 11 3½	15,645 19 11	9,548 9 3	



No. 13.

Appendix, No. 13.

Memorial of  
Viscount Galway.

To the Honourable the Commissioners of His Majesty's Woods, Forests, and  
Land Revenues.

THE MEMORIAL of the Right Honourable WILLIAM GEORGE ARUNDELL Viscount  
GALWAY, of that part of the United Kingdom called Ireland.

SHEWETH,

THAT his late Majesty King George the Third, by an Indenture of Lease, bearing date the 19th day of February 1807, under the seal of His Majesty's Exchequer, was pleased to grant to the Honourable Edward Monckton and Samuel Gambier, Esq.

All those two Messuages, Tenements, or Farm Houses, and all those several Pieces or Parcels of Arable, Meadow, and Pasture Land, in the Townships of Hodroyd and Hiendley, in the Parish of Felkirk, in the County of York, late in the several tenures or occupations of the several persons therein named, containing in the whole, by statute measure, 232A. OR. 21P.; and which are particularly delineated and described in a Map or Plan thereof, remaining in the Office of the Surveyor General of His Majesty's Land Revenues:

And also, all that Free Rent of One Penny, or the service of the same belonging yearly, issuing out of certain Lands in Hodroyd aforesaid, then in the occupation of Bryan Chapman:

And also, all that Free Rent of Two-pence, and the service thereof, issuing out of certain Lands in Heaton Plain, late in the tenure or occupation of Thomas Evellin:

To hold the same Premises unto the said Edward Monckton and Samuel Gambier, their Executors, Administrators, and Assigns, from the 10th day of October 1805, for the term of 31 years, (upon certain Trusts nevertheless in the said Indenture of Lease referred to) at the Rents after mentioned; (that is to say) for so many years as Robert Arundell Viscount Galway (your Memorialist's late Father, and who is since dead) should live, one Pepper Corn, and after his death, in case he should die before the 13th of February 1812, (when the Under-leases then in being would expire) £292 per annum up to that time; and after the said 13th of February 1812, if the said Robert Arundell Viscount Galway should be then dead, the Rent of £328. 17. 6. per annum, for the remainder of the said term.

On the death of the late Lord Galway, the Trust theretofore vested in the said Edward Monckton and Samuel Gambier, on his behalf ceased; and the beneficial interest in the above Lease is now become wholly vested in the present Lord, his Heir at Law, and residuary Legatee.

Since the granting of the said Lease, the Rents then paid by the Undertenants and Occupiers of the said Lands have been gradually raised to the gross annual sum of £384. 6. 10. per annum, at which they stood at Michaelmas last, (as will appear by the Rental and Particular hereunto annexed, for the correctness of which, Lord Galway undertakes to vouch, and to which he begs to refer) subject, however, to a Rent of £328. 17. 6. paid to the Crown; and also subject to the charges of annual Repairs, occasional loss of Rents by the changes and insolvency of Tenants, supply of Timber and Materials, expenses of Bailiff collecting the Rents, and going over to view the Estate, and other unforeseen expenses attending an Estate of this nature, which have hitherto left little or no profit Rent to Lord Galway.

That in consequence of the great pressure upon Agriculture, which has of late years subsisted, the Tenants of Lord Galway have not, without loss to themselves, been able to pay him the Rents hitherto reserved; but have lately expressed their decided inability to continue it, in consequence of which Lord Galway has been under the necessity of agreeing to make a deduction of 10 per cent. only on their Rents, but from the inefficacy of relief to that limited extent, expects to be obliged to submit to a further reduction of at least 10 per cent. more, to which his Lordship feels it will be necessary for him to accede, or risk the loss of the present Tenants; in which case he is satisfied he would not be able to procure new Tenants at any thing like the Rent he now receives, after an allowance of 20 per cent. thereon.

In order to show the improvement which has been made upon the property of the Crown, Lord Galway has to state, that since the granting the subsisting Lease by the Crown, upwards of £1,000 has been expended (without any assistance or allowance from the Crown)



Crown) on the House and Buildings of John Micklethwaite alone, and some Stables and Sheds for Cattle are still wanting to complete them, which will amount according to the Estimates to £200 more, which Lord Galway has agreed and ordered to be done in the spring of the present year; but for which Expenditures and Improvements he does not expect any remuneration in the way of increased Rent, and will therefore be at the certain loss of those Expenditures, as so much money sunk during the existence of the present Lease.

Lord Galway has, at the foot hereof, added a statement of the Rents hitherto (but not without great difficulty) received from his Undertenants of the Crown Estate, with a calculation of the deductions therefrom, and the actual annual loss he must inevitably sustain for the future, after making to his Tenants the annual reductions, which he must, from the pressure of the times, be under the actual necessity of submitting to, unless relieved by the Crown, which statement his Lordship begs to submit to the examination of the Officers of the Crown; relying with confidence, that such an examination will be attended with the result which he anticipates, namely a fair and liberal consideration of his case and situation, and such a consequent allowance, and an abatement in his Rent to the Crown for the future, as will compensate him for the past, and for his Expenditures in substantial Improvements to the Estate; and also enable him to continue the present Tenants on such terms as may leave him a fair and reasonable profit Rent, out of which he can continue to keep the Estate in proper tenantable repair, and answer and meet the unforeseen expenses and loss attendant on a property of this nature.

Lord Galway therefore prays, that the Commissioners of His Majesty's Land Revenues will, after due investigation and consideration of his case, afford him such relief as may be deemed fair and proper, and consistent with the interests of the Crown, and a due attention to the just rights and claims of its Lessees.

THE STATEMENT above referred to.

		£	s.	d.
Total of Rental at Michaelmas 1821	- - - - -	384	6	10
Annual Rent paid to the Crown	- - - - -	328	17	6
Average annual loss of Rents and Expenses attending the collecting them, and of going over and looking after the Estate	15 — —	55	9	4
Average annual Expense of Repairs and new Buildings, and allowances of Timber and Materials	20 — —	35	—	—
Net Surplus Rent	- - £	20	9	4
Deduct 20 per Cent., to be allowed to the Tenants on their Rents for the future		38	—	—
Calculated annual loss to Lord Galway, during the remainder of the existing Lease, unless an allowance and abatement in the Rent payable to the Crown is made to his Lordship	- - - - -	17	10	8

Arundell Galway.

MY LORD,

Office of Woods, &c. 25th March 1822.

THE Commissioners of His Majesty's Woods, Forests, and Land Revenues, have had under their consideration your Lordship's Memorial, stating the loss you must sustain from the pressure of the times, by the Lease of the Hodroyd Estate, County of York, unless relieved by the Crown; and requesting that such an Abatement may be made to you as will compensate for the great improvements to the Estate, and leave a fair and reasonable profit Rent, out of which you can continue to keep the Estate in proper tenantable repair, and answer and meet the unforeseen expenses and loss attendant upon property of this nature;—and I am directed to acquaint your Lordship, that the Acts of Parliament for regulating the management of the Crown Estates, do not vest in the Commissioners any powers which would enable them to grant the prayer of your Memorial; and that the Board trust, your Lordship will see, that in cases where Lessees have had a long enjoyment of Estates under Leases granted for a term certain of 31 years, at Rents which were considered to be reasonable and moderate at the time of granting such Leases, and in which no power is reserved to the Crown to claim an increase of such Rents, if the same prove at any subsequent period to be much below the fair yearly value of the property demised, no equitable ground can be laid

for



No. 13.

for a reduction of these Rents, upon the occurrence of circumstances productive of temporary depreciation during the currency of the term, and which may yet afford equivalent advantage before its expiration.

I am, my Lord,

Your Lordship's very humble servant,

To the Right Honourable Viscount Galway,  
&c. &c. &c.

*James King.*

Correspondence  
of Sir J. G. Shaw.

To the Commissioners of His Majesty's Land Revenue.

GENTLEMEN,

THE inclosed Letter having been sent to me, signed by several of the Tenants holding Lands under me, belonging to the Crown Estate at Eltham, I feel it my duty to forward the same to you, not doubting but that you will take their prayer into your serious consideration, and afford them such relief, through me, as you shall think them fairly entitled to, viewing the acknowledged distressed state of the Agricultural interest at this moment.

It is quite unnecessary for me to press upon you the truth of the inclosed statement. It is too obvious to need comment, or to leave a doubt of the difficulties under which the Tenants of the Crown labour, in common with all other Occupiers of Land. I therefore only solicit, that you will, on the part of the Crown, enable me to extend to the Tenants holding under me, the same indulgence in abatement of Rent, as has been given by almost every Landlord in the Kingdom at the present time; in consideration of the depreciation in the value of Land, from the reduced price of every sort of produce arising from it.

A Letter of similar import was sent to me in January last, but I then hoped the wisdom of Parliament, during the present Session, might have devised some remedy for the existing distresses, and therefore deferred the appeal to you: seeing, however, that no immediate relief can be afforded by the Legislature to the Landholders, I now feel myself bound to forward the inclosed, with a sanguine expectation, that the prayer of a Petition, so respectful in its language, and so lamentably true in its contents, cannot fail to meet with a favourable reception and reply from His Majesty's Government.

I have the honour to be, with the greatest respect,

Gentlemen, Your most obedient and humble servant,

Eltham, June 29th 1822.

*John Gregory Shaw.*

SIR,

Eltham, June 14th 1822.

WE the undersigned Tenant Occupiers of the Crown Lands at Eltham, have duly received your communication of the 6th March last, in reply to the application for relief which we had deemed it necessary to submit to your consideration, in the month of January.

In this reply, you expressed a hope, that the Agricultural interests might receive some relief from the proceedings in Parliament, then under discussion; and you kindly offered to second our object, by forwarding a statement of our distresses to His Majesty's Commissioners of Land Revenue, should we feel it necessary at any time to renew our application, and to grant us the full benefit of any relief His Majesty's Government might be willing to allow.

We beg to offer you our warm acknowledgments for meeting our wishes thus far.

Unwilling, if we could possibly avoid it, to make our distresses a subject of inquiry; and feeling confident, that if the wisdom of Parliament, aided by the anxious exertions of His Majesty's Ministers, could devise any measures for the efficient relief of the Agricultural class of Society, there was wanting neither ability or inclination; we have hitherto refrained from troubling you farther, hoping that the actual necessity for our seeking relief from other quarters might have been removed.

We deeply regret, however, that these hopes are completely disappointed, from the acknowledged failure of every proposition, tending to give direct and immediate relief, notwithstanding the full and deliberate discussion they have received. This failure is rendered too evident to us, by the continued falling in price of every article of Agricultural produce; to so great a degree, that we have experienced very heavy and accumulated losses since we last had the honour of addressing you.

We



We are, therefore, obliged no longer to delay availing ourselves of your offer to forward this Memorial to His Majesty's Government, and earnestly to request their full consideration of our respective claims.

No. 13.

We have, for the last two years, from the continued low price of all our produce, suffered very severe losses, and have been unable to draw from the Land any Rent whatever; which, together with the necessary subsistence for our families, has been consequently entirely paid out of our capital.

This daily reduction of capital, in addition to a total sacrifice of all profit and emolument, causes a state of distress under which no class of society can long exist; and we therefore earnestly hope His Majesty's Government will act towards us with their usual liberality. This hope is much increased by the statements and opinions expressed in Parliament, and more especially by His Majesty's First Commissioner of Land Revenue; "that a fair and equitable settlement of Rent ought immediately to be entered into between Landlord and Tenant, as holding out the chief, and nearly the only prospect of relief to the Farmer, and consequently to the Agricultural labouring Poor."

We therefore request you will do us the favour, at your convenience, to forward this statement through the proper channel, as an early assurance of the necessary relief will alone enable us to carry on the proper and complete cultivation of our farms; and thus employ our present number of labourers, which otherwise we cannot continue to do; although the employment of them is rendered doubly necessary at the present time, from the quantity of Land out of cultivation in this Parish alone; an evil which we fear is likely to increase in a great degree.

We beg to subscribe ourselves, with great respect, Sir,  
Your most obedient humble servants,

To Sir John Gregory Shaw, Baronet,  
&c. &c. &c.

*Richd Powis.*  
*J. Carter.*  
*W<sup>m</sup> Morriss.*  
*J<sup>n</sup> Green.*

*Rob<sup>t</sup> J. Saunders.*  
*J. Watson.*  
*W<sup>m</sup> Foard.*  
*R<sup>d</sup> Starnes.*

SIR,

Office of Woods, &amp;c. 16th July 1822.

THE Board have had before them your Letter, dated 29th June last, inclosing a Letter, signed by several of the Tenants on the Crown's Estate at Eltham, and expressing, that you feel it to be your duty to forward to the Board that Letter from the Tenants; not doubting but that the Board will take their prayer into serious consideration, and afford them such relief through you, as the Board shall think them fairly entitled to, viewing the acknowledged distressed state of the Agricultural interest at this moment; and you, therefore, solicit that the Board will, on the part of the Crown, enable you to extend to the Tenants holding under you, the same indulgence in abatement of Rent as has been given by almost every Landlord in the kingdom at the present time; in consideration of the depreciation in the value of Land from the reduced price of every sort of produce arising from it.

The Board entertain no doubt, that the Petitioners have well-founded claims to an abatement from their Rents, in consequence of the present prices of the productions of the soil; but they cannot but express their surprize that you, as the immediate Lessee of the Crown, should call upon them, to enable you to make this just abatement to the occupying Tenants; and they are persuaded that this application must proceed from some want of recollection, or some misconception, on your part, of the real circumstances of the case as between the Crown and you, concerning the Eltham Estate.

The Board are pleased to direct me, to remind you, that the Rent you pay to the Crown was founded on a survey and valuation made in the year 1806; that it was upon that valuation that a lease was granted to you for 31 years; that, during a great portion of the period which has since elapsed, Farm produce of every description was very considerably higher, and in some years double the price upon which the valuation of 1806 was made; that during these high prices, in 1810, you put up the Estate to letting by Public Auction, without giving any preference or priority of claim to the then occupying Tenants; that by this proceeding, according to information, upon the accuracy of which the Board have the fullest reliance, you obtained reserved Rents for the unexpired term of your Lease from the Crown (about 28 years) considerably exceeding in amount the whole reserved Rent payable by you to the Public; together with Premiums, in the nature of Fines, immediately paid down by the highest bidders for several of the lots, amounting to not less than £25,000.

Under



No. 13.

Under these circumstances, and considering the time at which the Estate was sub-let by you, as well as the mode of sub-letting; the Board cannot doubt, that the Tenants have a strong equitable claim *upon you* for relief: as little can they doubt, that you have in hand an ample Fund of Principal and Interest, arising from the large profit received in 1810, from which that relief can, and in all justice ought to be given, to an extent commensurate with the altered circumstances which the Tenants have brought under your consideration. However liberally that relief may be granted by you, the Board entertain no doubt, that at the Expiration of your term, it will be found, upon an average of the whole period, that the Crown Lease will have been to you a beneficial concern, and consequently that the reserved Rent is no more than a fair and reasonable consideration for the property demised.

The Board therefore cannot entertain *your* application; but they are far from thinking, that the claim of the Sub-tenants, for a reduction of their Rents, is, at all, weakened by the grounds on which the Board rest their refusal to make to you a corresponding abatement.

I have the honour to be, Sir,

Your most obedient Servant,

Sir John Gregory Shaw, Baronet,  
&c. &c. &c.

*James Pillar.*

P. S.—The Board has no doubt that you will communicate their sentiments, as stated in this Letter, to the occupying Tenants.

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(CIRCULAR.)

No. 13 a.

Circular Letter to  
Receivers.

SIR,

Office of Woods, &c. 4th February 1823.

SEVERAL applications having been made by Lessees of Farm Lands belonging to the Crown, for allowances out of their present Rents, in consequence of the depreciation of Agricultural produce, and the Board being disposed to afford such relief in cases where they shall find it to be just and reasonable; they are pleased to command me to signify to you their desire, that you will, as speedily as may be, consider and report to them what cases, within your survey and receipt, of Crown Leases, passed in consequence of agreements made within ten years from 1810 to 1820, and where the Lessees, being themselves the occupying Tenants, and deriving their means of subsistence principally from their Farms, may appear to you to be entitled to a temporary abatement according to their several circumstances, with a statement of those circumstances, and the extent of reduction of Rent which ought, in your opinion, to be allowed in every separate case.

I am, Sir,

Your obedient Servant,

To

The Receivers of Crown Rents.

*James Pillar.*

Appendix, No. 14.

A SCHEDULE of LEASES, and Agreements for Leases, of Lands and Premises belonging to the Crown, at or near Northfleet, in the County of Kent, which were purchased in or about the Year 1808, by the Commissioners of His Majesty’s Navy, under instructions from the Board of Admiralty, for the Purpose of making a Naval Arsenal there, and have since been placed under the management of the Commissioners of His Majesty’s Woods, Forests, and Land Revenues:—Showing the Tenements or Hereditaments comprised therein; the Names of the Lessees; the Terms granted; the Rents reserved for the same; and upon what other Considerations such Leases have been granted or agreed to be granted.

PREMISES GRANTED.	TO WHOM.	FOR WHAT TERMS.	RENTS to be reserved in Leases.	Other Considerations for the Leases.
			£ s. d.	
A Messuage called the Hive House, and certain Lands adjoining thereto, containing 138A. 3R. 15P. }	T. E. Hulkes, Esq. - (by Lease from Navy Board)	21 years, from Mich. 1816 }	315 — —	{ The Lessees to erect two new Cottages.
Divers Lands at Swanscombe, containing 215A. 3R. 24P. }	Samuel Bayly -	21 years, from 10th Oct. 1820 }	450 — —	
Divers Houses and Gardens at Northfleet - }	Joseph and Charles Wood -	22 years, from 10th Oct. 1819 }	210 — —	
A Messuage called Orms House, with Offices and Garden, and Wharf, &c. at Northfleet - }	Esther Billett, Thos. Clinch, and Elizabeth Jones -	21 years, from 5th April 1821 }	160 — —	{ £100 to be allowed to the Lessee out of the Rent, on his putting the House and Offices into complete repair.
A Messuage and Offices, and a Park, called Ingress Park, containing about 84 Acres - }	Gordon Howden -	21 years, from 5th Jan. 1823 }	170 — — for the first 7 years, and 180 — — for the remainder of the Term.	
			£ 1,305 — —	{ to 5th January 1830; and £1,315 from thence to the expiration of the said Terms.



## Appendix, No. 15.

No. 15.

Memorial, &c. of  
Richard Blow.

To the Right Honourable the Lords Commissioners of His Majesty's Treasury.

THE MEMORIAL of RICHARD BLOW, of Islington, in the County of Middlesex;

HUMBLY SHEWETH,

THAT there are within the counties of Norfolk, Suffolk, Cambridge, Huntingdon, Northampton, and Lincoln, divers Districts of Land, out of and exempt from all Ecclesiastical and Parochial Jurisdiction, the Tithes arising from which do of right belong to and are vested in His Majesty :

That in proof of the Right of the Crown to the Tithes of the said extra-parochial lands, the said Tithes have been from time to time demised by successive Kings of England, from the reign of King Charles the 2d, unto that of King George the 2d, both reigns inclusive :

That the last Lease so made bears date the 19th day of July in the 22d year of the reign of his late Majesty King George the 2d, and was made to Henry Earl of Lincoln, for the term of thirty-one years :

That for a particular description of the premises, your Memorialist begs leave to refer to the Copy of the Lease, and also the Report of T. Walker, Esq. Surveyor General, on the 23d of March 1747. By the terms of which Lease, Henry Earl of Lincoln, his executors, administrators, and assigns, were to hold and enjoy all and singular the Tithes of the premises for the term of thirty-one years; rendering and paying one full third part of the clear yearly profits arising or growing out of the Tenths or Tithes of the said premises :

That your Memorialist being an owner and occupier of one hundred and ten Acres of these extra-parochial lands, in the year 1804 the Lessee of the Dean and Chapter of Ely claimed from him the Tithes of forty Acres, part of the above lands; these and the adjoining lands not paying Tithes, led your Memorialist to inquire into the cause of their being exempt. Upon investigation he found that they were extra-parochial, and was informed by the former occupier of the forty Acres in question, that in the year 1765 he paid the Tithes to the Receiver of the Earl of Lincoln, the last Lessee under the Crown of these extra-parochial Tithes; and he obtained from an occupier of the adjoining lands, divers receipts given for the Composition for the tithes by Mr. Drage, as Receiver for the Earl of Lincoln, bearing date respectively 1763, 1764, and 1765 :

That your Memorialist then made search at the Land Revenue Office, and found that the Lease of the Earl of Lincoln expired in the year 1779; since which no Lease had been granted; and of course no Tithes had been demanded, or paid to the Crown for the aforesaid Lands :

That your Memorialist submits, the Rights of the Crown in this respect have been greatly diminished; and will in a short time be wholly lost as to the extra-parochial Tithes :

That as these Tithes have not been collected for more than fifty years past, considerable difficulty will arise in recovering payment of them in future. Nevertheless, as your Memorialist is well acquainted with the country and districts in question, he flatters himself he shall be able to effect that object, if it shall please your Lordships to grant him a Lease of them upon similar terms and conditions to that granted to the aforesaid Earl of Lincoln, in the 22d year of George the 2d. (A. D. 1748.) :

That your Memorialist presented a Memorial to the above effect, bearing date the 4th of December 1804; which your Lordships were pleased to refer to John Fordyce, Esq. Surveyor General of His Majesty's Land Revenue, to consider and report upon the same to your Lordships, as to the state of the case, and what was fit to be done therein :

That Mr. Fordyce having ordered a Survey to be made of these extra-parochial lands, requested the assistance of your Memorialist to give him information, and to point out the lands in question; when he gave your Memorialist every reason to expect that a Lease would be granted him as some recompence for bringing to light these dormant Rights of the Crown, for which no profit had been rendered for near a century, although kept in charge :

That the delay attending this Survey, from the difficulty in ascertaining the lands in question, and the resistance which Mr. Gibbons, the Surveyor, met with from divers owners and



and occupiers, who would not permit him to go upon their lands, or give any information as to them, was such, that the Survey was not completed, and returned to the Office of the Land Revenue, until the year 1808; and owing to the indisposition of the Surveyor General, and his subsequent death, no further proceedings were had thereupon. Afterwards Lord Glenbervie, and the other Commissioners of the Land Revenue, made their Report upon the proceedings to your Lordships; and recommended that a Lease should be granted of these extra-parochial Tithes to your Memorialist, and the Rev. Dr. Jobson, of Wisbeach, to take the Lease jointly upon the terms offered by them:

That on receiving this Report from the Commissioners of the Land Revenue your Lordships determined upon trying the Right of the Crown to the Tithes in question, before any Lease should be granted:

That in the mean time a question had arisen respecting the Tithes of Borough Fen Common, as being extra-parochial, said to be an inter-common to thirty-two parishes; the Tithes of which, at the suggestion of your Memorialist, were claimed for the Crown by the Commissioners of the Land Revenue. The Commissioners under the Act for inclosing the above Inter-common resisted the Claim of the Crown, insisting that the premises were Tithe-free:

That the Commissioners of the Land Revenue appealed against their decision to the Claim on the part of the Crown; the Court of King's Bench directed the Appeal to be tried at the Assizes at Northampton, when your Memorialist furnished evidence in support of the Claim of the Crown, whereupon a Verdict was given in favour of the Crown, which has established the Right to these extra-parochial Tithes:

That your Memorialist had every assurance that a Lease would be granted him at the time of his presenting his former Memorial, dated the 4th December 1804:

That your Memorialist was led to resist the claim of the Lessee of the Dean and Chapter of Ely to the Tithes of your Memorialist's lands, which were extra-parochial; and to defend the Right of the Crown against their encroachments:

That the Dean and Chapter instituted proceedings in the Exchequer against your Memorialist, which involved him in an expensive Suit, which cost your Memorialist upwards of £1,200:

That this Suit after being six years in the Exchequer, the Barons directed an Issue to try the question at Law, whether the said last-mentioned lands in question were Extra-parochial or not, whereupon your Memorialist obtained a verdict; and the said Lands were proved to be Extra-parochial, and the Tithes thereof to belong to the Crown:

From there not having been any return of the profits to the Crown under the last Lease, by the neglect of the Auditor in not bringing the Lessee of the Crown to account for the third part of the Profits, agreeable to the terms of the Lease, although kept in charge, the Dean and Chapter moved for a new Trial; relying principally upon the Ground of the Evidence of the occupiers of the adjoining lands not being legal, as being interested witnesses; upon which the Barons were pleased to grant them a new Trial: Upon the Second Trial the plaintiffs not being able to prove their Grant to extend to the lands in question, they went upon the usage of their Lessee having taken the Tithes of the forty Acres for thirty years past, and thereupon succeeded in obtaining a verdict: Lord Lincoln's Lease having expired more than thirty years, and there being no one to claim on the part of the Crown, the Lessees of the Dean and Chapter and the Clergy have subsequently taken the Tithes of a large proportion of these extra-parochial lands, whereby, if the Rights of the Crown are not speedily enforced, the Crown will be barred by usage:

That as to what further proceedings have been taken by the Honourable Commissioners of His Majesty's Land Revenue, and by their Solicitor, Gilbert Jones, Esq., by whose directions your Memorialist has been making further discoveries of the Lands in question; your Memorialist begs leave to refer your Lordships to their Report. An additional Survey has been since made, and notices served upon the owners and occupiers of these extra-parochial lands to set out their Tithes;—but there have only a part of them been brought to compound for the same; neither is it likely that they will, until a Lease is granted of these Tithes, so as to make it worth the attention of the Lessee to enforce the Right of the Crown:

That the Suit with Lord Eardley, which has been long pending in the Exchequer, as to the Right of the Crown to the Tithes of these extra-parochial lands, having been decided in favour of the Crown; and the Barons having declared, that his Lordship should account to the Crown for the Tithes of a part of the lands in question:

Your



No. 15.

Your Memorialist begs leave to make a further offer for the Tithes of these extra-parochial lands, should your Lordships think proper to grant a Lease of the same; and your Memorialist would take the Lease on the following Terms:—Rendering One-half of the clear yearly Profits arising and growing out of the Tenths or Tithes of the said Premises, agreeable to the Terms and Conditions of his former Memorial, bearing date the 4th day of December 1804.

YOUR MEMORIALIST having been at much trouble and expense in investigating the Right of the Crown to the Tithes in question; and having previously had every assurance that a Lease would be granted him, or a Remuneration, humbly prays your Lordships' consideration hereupon, as to the trouble and expense that he has incurred in this business.

And your Memorialist as in duty bound will ever pray, &c.

Islington, Middlesex, 30th July 1821.

(Signed)

*Richard Blow.*

MY LORDS,

Office of Woods, 19th January 1822.

Pursuant to your Lordships' reference to us, we have considered the Memorial herewith returned, of Mr. Richard Blow; wherein he states, that he had been at much trouble and expense, in investigating the right of the Crown to the Tithes of the extra-parochial lands in Bedford Level, in Northamptonshire, Cambridgeshire, and other shires; and that he had, previously, had every assurance that a Lease would be granted to him, or a remuneration; and therefore he prays for your Lordships' consideration thereupon, as to the said trouble and expense.

In our Report to your Lordships, bearing date 15th October 1811, on the subject of these extra-parochial tithes, we stated that Mr. Blow, being the defendant in an action brought by the Church of Ely, to recover the Tithes of some lands belonging to him in Byall Fen, and which he considered to be extra-parochial; and having made researches for evidence to enable him to establish his case, those researches led him to the knowledge of the Lease which had been granted to Lord Lincoln of the said extra-parochial Tithes, as set forth in our said Report; and that he had thereupon preferred to your Lordships the Memorial which had been referred to us; and in which he had requested to have a lease on similar terms and conditions to that granted to Lord Lincoln; and we also stated for what reasons, and on what considerations, we were of opinion that it would be for the interest of the Crown to grant a new Lease of the said Tithe Estate jointly to Mr. Blow and Dr. Jobson, Vicar of Wisbeach, who had also applied for a Lease:—Your Lordships, however, were pleased to desire, as signified to us in a Treasury Letter of the 26th December following, that we should take the opinion of the Attorney and Solicitor General, whether, under all the circumstances, it were not possible for the Crown to try its right to the Tithes of the said Extra-parochial Lands without the intervention of a Lessee; and by a subsequent Treasury Letter, dated 3d March 1812, your desire was communicated to us to take such measures, under the advice of the Attorney and Solicitor General, as might be necessary for trying the Crown's right to these Tithes.

One of our first measures towards the asserting of the Crown's right to the said Tithes was to make claim to the Allotment of Land in lieu of Tithes, provided by the Borough Fen Inclosure Act, passed in 1812; and that claim having been finally rejected by the Inclosure Commissioners, we resorted to an issue at law, which the Inclosure Act authorized, in maintenance of the Crown's rights; and on the trial, which took place at Northampton in July 1814, we obtained a verdict for the Crown: Our proceedings in this matter are detailed in our Second Report to the Legislature, dated 18 March 1816, the Appendix to which Report (No. 16) contains a Report from Mr. Jones, our solicitor, in relation thereto: The Lands which have been set out for the Crown contain in the whole 488A. 3R. 5P.; and, by your Lordships' Warrant, dated 26th July last, have been authorized to be demised to Messrs. Miles Custance and Holman Custance, at the yearly rent of £623. 1s. 4d.:—In addition to which the Inclosure Commissioners have paid to the Crown the sum of £1,300, in lieu of further Allotments.

Lord Eardley being the Proprietor of an Estate containing upwards of 2,600 acres in Borough Fen, we proceeded, after obtaining the verdict above mentioned, to call on his Lordship for the Tithes of that Estate, with the arrears thereof due to the Crown; and his Lordship having finally decided on resisting the demand, we directed our solicitor to file an information in the Exchequer against him and his tenants; which was done in Michaelmas Term 1815: The information came on to be heard on several days, in Trinity Term 1819, before the Lord Chief Baron, who, considering the cause, both as to its value and the questions arising out of it, of very great importance, took time to consider it, and therefore deferred pronouncing his decree at that time, so that the cause stood over until the 17th January



January 1820, when his Lordship went very much at length into the circumstances of the case: and finally directed, that all the defendants who were Tenants and Occupiers of the Estate, and who had occupied for six years before the filing of the information, should account for and pay the Tithes for the Lands so occupied by them, from the expiration of six years before the filing of the information; and those who came into their farms at a later period, should account and pay from the time when their respective tenancies began; the effect of that decision was, that the majority of the tenants would have to account for their Tithes from the year 1809; being three years more than we had, in our negotiations with Lord Eardley, thought it reasonable to consent to accept from him.

After that decision in the Exchequer, Lord Eardley transmitted to us a Memorial, in which, to avoid all distress to the Tenants of his Borough Fen Estate, and all further expense, he offered to pay to his Majesty, in full satisfaction for all Tithe arrears due from those Tenants to Lady-day 1820, the sum of £5,000: But the Tithes of that Estate having, in the year 1814, been valued by Mr. Custance, the Crown's Surveyor and Receiver in Northamptonshire, at £922 per annum, we declined the offer, and it was afterwards settled, that the arrear should be ascertained by reference; and the result was, that the sum of £8,320 7s. was awarded as due to the Crown, up to the time of making the award, viz. 19th March 1821; which sum has been paid into our hands, and has been applied by us to the purposes of the Woods and Forests department.

Having stated these law proceedings for the information of your Lordships, we have to add that Mr. Blow's application, now under consideration, was referred to our solicitor, of whose Report thereon we beg leave to lay before you the annexed Copy; which Report contains the following paragraph: "In the absence of any such guide (as is therein expressed to be sought for) we feel it extremely difficult to suggest a rule or principle which we can recommend the Board to adopt, in determining the quantum of the remuneration to be made to him; but upon the best consideration we have been able to give to his claim, we are of opinion, that if it should be the pleasure of the Commissioners to allow him a gratuity, calculated at the rate of £40 per annum, for the last ten years, he ought to be satisfied therewith; and that no injustice will be done to the Crown, in making him such a compensation; considering that some expectations were certainly held out to him formerly of a beneficial Lease of these Tithes, and that in these expectations he has been disappointed." We entirely concur in our Solicitor's opinion; and should your Lordships be pleased to approve of it, we request that your warrant may be granted for the issue to us of the sum of Four hundred Pounds, out of the Land Revenue, to be paid over to Mr. Blow, with the amount of any Fees chargeable on the proceedings for the receipt thereof.

Compositions have been made with several Occupiers of Fen Lands, to the amount of about £200 per annum; of which compositions we shall, at no distant time, lay before your Lordships an account.

We cannot omit the opportunity which the subject of this Report affords, to solicit your Lordships' attention to the services rendered by our Secretary, Mr. Pillar, in ascertaining and establishing the right of the Crown to this important property;—his zeal, ability, and experience contributed very much to produce the successful result of those proceedings, by which His Majesty's Title to the Tithe Allotment in Borough Fen; to the Tithe of Lord Eardley's extra-parochial Estates in Borough Fen; and to the Tithes already brought into charge, arising from other extra-parochial Lands in Bedford Level, has been established.

This property, now of such great value to the Crown, had been, prior to the adoption of the late measures, at no period of time productive of any profit to the Crown; with the exception of a few pounds derived from it once or twice in the course of the last century. By means of Mr. Pillar's watchfulness and attention to the interests of the Land Revenue, the claim of the Crown to the Tithe Allotment was introduced into the Borough Fen Inclosure Act; and his knowledge of the various Records belonging to the office, and his researches into them, led to the discovery of several important documents in support of that claim.

His anxiety to maintain the just rights of the Crown, induced him to attend personally at Peterborough, when the claims were under discussion before the Inclosure Commissioners; and again at the Northampton Assizes, when the causes came on to be tried before Mr. Baron Graham there; and upon both occasions his knowledge of the forms and effects of those documents, which were read in evidence, tended very materially to elucidate their nature, and to produce a right construction, and just exposition of their Contents.

On referring to the Records of this office, we find that in pursuance of the recommendation of the late Surveyor General of Land Revenue, Mr. Fordyce, your Lordships' Board was pleased to issue a Warrant, on the 16th August 1793; directing payment of a reward of £843. 19s. to Mr. Harrison, then an officer of this department, for services of a nature similar to those now rendered by Mr. Pillar: Under all these circumstances, therefore, we cannot hesitate strongly to recommend Mr. Pillar's case also to the favourable consideration of



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your Lordships; and to express our hope that you may deem him to be justly entitled to some remuneration, in testimony of your approbation of the meritorious conduct, and the special services which we have above detailed.

We are, my Lords,

Your Lordships' very humble servants,

W. HUSKISSON.

W. D. ADAMS.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

To the Honourable the Commissioners of His Majesty's Woods, Forests, and  
Land Revenues.

SINCE I made my Report to your Honourable Board, dated the 16th of August last, the following persons have agreed to compound for their Tithes: John Hibbert, Esquire, for 140 acres, at one shilling per acre, in a certain Fen, called Gibbons Severals, abutting on the Brandon River, and the Ouse at Brandon Creek Bridge, which heretofore paid Tithes to the Rector of Hilgay: also for 45 Acres at one shilling per acre, in a certain Fen called West Fen, near Downham, in the Isle of Ely. I made a demand for three years arrears of Tithes upon the 45 acres; but Mr. Hibbert refused to account for the arrears, and said that he would present a Memorial to your Honourable Board, on behalf of his Tenant, Mr. John Few (from whom he had received no rent) praying a remission of the Arrear of Tithes.

Mr. Francis Fingay has agreed to compound for 15 acres, at one shilling per acre, in West Fen, near Downham; this had previously paid Tithe to the Rector of Downham.

Mr. William Waudby set out the Tithe of 64 acres of Wheat in a certain Fen called Ashwell Moor, near Coveny; of which he had given Mr. Custance notice; I also received a notice that the same was set out, but the Tithe was taken away by Mr. John Cropley, the Lessee of the Dean and Chapter of Ely, although I had previously claimed the Tithes for the Crown, and had given Mr. Cropley notice of the same.

This I consider a proper Case to try the question of the Crown's Rights; this being part of 423 acres set out to the Adventurers for the Drainage, out of an intercommon Fen, called Ashwell Moor near Coveny, as the other Occupiers of this 423 acres are waiting the issue of the question between the Crown and the Lessee of the Dean and Chapter of Ely, before they will agree to compound with the Crown for their Tithes. I have again called upon Mr. Gotobed's Solicitor, respecting the Tithes of 360 acres of Gibbons Severals, who informed me that he was corresponding with Messrs. Green and Peimberton upon the subject: I have also seen Mr. Yateman, the Solicitor concerned for John Chamier, Esquire, respecting the Tithes of 710 acres in Red Moor and Knight's Fen, to know his determination; who informed me Mr. Chamier was in the country; that he had sent him the papers respecting the same; but could not give an Answer at present.

I wrote to Mr. Edmund Saffery, respecting the Tithes of 342 acres in Knight's Fen; but have not received any Answer:—I am of opinion, that neither Mr. Chamier or Mr. Saffery will agree to compound for their Tithes until legal proceedings are taken to bring them to account.

I beg leave to submit for the information of your Honourable Board, that the Lands from which the Tithes have been claimed, all lie in the Bedford Level of the Fens; but in the Leases which have been granted of these extra-parochial Tithes, there were comprised other Fens and Levels: viz. those Fens called Bullingbrook Fen or Level, and Thomas Level, parcel of the Duchy of Lancaster, in the county of Lincoln:—Also Sir John Munson's Level, lying upon the River Ankholt, then called the Dyke of Ankholt, extending to the head of the same; and falling into the Humber; for a more particular description I beg leave to refer to the copy of the Leases granted of these Tithes.

By an Act of the 41st of Geo. 3d (1801) "for the better and more effectually draining certain Tracts of Land, called Wildmore Fen, and the West and East Fens, in the County of Lincoln, also the Low Lands and Grounds in the several Parishes, Townships, and Places having Right of Common on the said Fens, also other Low Lands and Grounds lying contiguous or adjoining thereto." And by another Act of the 43d of Geo. 3d, "to amend the same," the Commissioners were authorized and empowered to sell certain parts or parcels of the said Fens for the Purposes aforesaid, free and exempt from all and all manner of Tithes whatsoever: East Fen comprised Bullingbrook Fen or Level, and consisted of about twelve thousand acres.

By



By the above Act the Commissioners, in their award, were to express distinctly the quantity of Land sold, and the situation, with the Abuttals and Boundaries thereof; and a true copy of the Plan or Plans of the said Fens, and other Low Lands and Grounds, to be drained by virtue of these Acts; one copy of which was to be deposited in the Office of the Clerk of the Counsel of His Majesty's Duchy of Lancaster. It appears from the above that these Lands were not, at that time, paying Tithe; subsequent to which, the adjoining parishes have obtained Acts for inclosing the same; what has been done under these Local Acts, to affect the Right of the Crown as to these Tithes, remains to be ascertained. In looking into Sir William Dugdale's History of Embanking and Draining, I found the account of Sir John Mounson's Level on both sides the River Ankholt, with the Map and Survey made by Francis Wilkerson, and John Fotherby, in the year 1640: by this Survey this Level comprised Twenty Thousand Acres; the same as stated in the Earl of Lincoln's Lease.

I know the local situation of these Levels, but I do not know how they are, at present, circumstanced as to the payment of Tithes; but consider them extra-parochial, and consequently the Tithes belong to the Crown.

I have the honour to be, with the greatest respect,  
Your most obedient humble servant,

Islington, September 16th 1822. (Signed) Rich<sup>d</sup> Blow.

Appendix, No. 16.

My LORDS, Office of Woods, &c. 10th September 1822.  
WE have had under our consideration the annexed Letter from Mr. Green, our Solicitor, dated the 19th ultimo, stating that he has already expended upwards of £500, in payment of Fees to Counsel, and to the Clerk of the Petty Bag Office, preparatory to the trials which were expected to take place at the last assizes at Derby, respecting certain derelict Lands near to and adjoining the parishes of North Coates, Summercoates, Conningsholme and Grainthorpe, in the county of Lincoln, which are believed to belong to the Crown; and praying, in order to reimburse him the amount he has already expended, and to enable him to meet the expences attending the trial, which are estimated at about £300, that a sum of £800 may be issued to him for those purposes accordingly.

Correspondence  
respecting Lands  
in North Sumer-  
coates, &c.

In the month of June 1814, a Petition was referred to us by your Lordships Board, from Anthony Atkinson of Kingston-upon-Hull, Merchant, giving information of these derelict Lands; when we directed our Solicitors to call upon him, to state the evidence which he was prepared to produce in support of the Title of the Crown thereto; and if such evidence should be produced as should appear satisfactory to them, that steps should, without delay, be taken for ascertaining the extent of the lands in question, and for establishing the Title of the Crown thereto.

In consequence of the information given by Mr. Atkinson, and the details of the evidence by which he stated the Title of the Crown to these Lands could be maintained, a case detailing the whole of the facts was, in the month of August 1818, laid before the Law Officers of the Crown, for the purpose of ascertaining the steps which it would be proper to take in the business; when they recommended that a Commission, under the Great Seal, should be issued, for inquiring into the Title of the Crown to these Lands, and ascertaining their extent, which was accordingly soon afterwards granted; and on the 12th of November following, an Inquisition was held near the spot, when the witnesses referred to by Mr. Atkinson were examined, and three Parcels of Salt Marsh were certified to be derelict, and to belong to the Crown; viz.

	Acres.
One Parcel, near or adjoining the Lordship of North Sumercoates, (bounded in the manner therein particularly set forth) containing by estimation -	380
Another Parcel, adjoining the Parishes or Lordships of North Sumercoates, Grainthorpe, Wragholme, and Marsh Chapel, containing -	795
And another Parcel, lying near or adjoining the Parish or Lordship of North Cotes, containing -	453
Making, in all -	1,628

the



No. 16.

the whole of which lie on the *outside* of the Sea Wall, which fronts the before-mentioned Parishes, and had been rapidly accumulating for the last fifty years; and having been considered derelict, and no attempt made to dispute the Title of the Crown thereto, they were seized into the hands of His Majesty accordingly.

This inquisition was returned (according to the practice in such cases), together with the Commission, into the Petty Bag Office in Chancery; and on the 29th of March following (1819), Petitions were presented to the Vice Chancellor, on behalf of the under-mentioned Lords of the adjoining Manors, who claimed, in right thereof, a considerable part of these Lands; viz.

Lord Gwydir, who, as Lord of the Manor of Saltfleet cum Skidbrooke, claims a part of the 1st Plot of Land mentioned in the Inquisition.

Lord Yarborough, Lord of the Manor of North Thoresby cum North Cotes, who claims part of the 3d Plot.

Lady Banks, who, as Lady of the Manor of Marsh Chapel, claims part of the 2d Plot.

William Scrope, Esq. who claims, as Lord of the Manors of South Somercotes, North Somercotes, and Grainthorpe, part of the 1st and 2nd Plots.

And Edward Greathead Esq. who, as Owner of ancient Messuages and ancient Lands in the parish of Grainthorpe, claims part of the 2d Plot.

In these Petitions the Parties, in the first place, prayed that the Inquisition should be quashed, upon the ground of an alleged informality in the Return; which objection, not being sustained by the Court, they then prayed, that they might be allowed to come in, and traverse the inquisition. On which latter point the Vice Chancellor decided, that they had made out such a case as justified the Court in granting their request; and an order was accordingly made, directing that the Traverse should be filed within a certain time, and that the issues should be tried at the next assizes for the county of Lincoln.

We do not think it necessary to trouble your Lordships here, with a detailed Statement of the grounds on which the Claim of the Crown to these Lands is intended to be resisted, or of the Evidence which will be produced in support of it. We shall, therefore, merely mention, that if we are correctly informed, it will be found to be perfectly sufficient for the establishment of the Title of the Crown to this large property; and under these circumstances, we thought it our duty to direct our Solicitors to take the necessary steps for bringing the question to an issue, with as little delay as possible.

The period of trial was, however, for various reasons, from time to time postponed; and as considerable prejudice against the Title of the Crown to these Lands had, in the meantime, been created in that county, by means of public meetings, convened by the Agents of the different Lords of Manors before referred to, it was thought advisable to petition the Court, that the cause should be tried in the county of Derby, instead of Lincoln, which was agreed to; and an order was issued for that purpose accordingly.

In compliance with that order, the cause was set down for trial at the last assizes for that county, when our Solicitor attended; but circumstances occurred which prevented the Court from proceeding to a hearing of the case; and it has been accordingly postponed till the next assizes; when there is little doubt of its being brought to a decision.

In the meantime we request, as Mr. Green has already expended so large a sum in the prosecution of the business, that your Lordships' warrant may be issued for payment to us, out of the Land Revenue of Wales, of the said sum of Eight hundred pounds, together with the amount of the Fees chargeable on the receipt thereof, which we shall pay over to Mr. Green accordingly, taking his receipt for the same.

We are, my Lords,

Your Lordships very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
HENRY DAWKINS.

### Appendix, No. 17.

No. 17.

Case of  
John Browne.

MY LORDS,

HAVING received your Lordships' Reference on the Petition, herewith returned, addressed to His Majesty from John Browne, describing himself to be Cousin and Heir Male to Mark Anthony, late Viscount Montague, and Heir Male of Sir Anthony Browne, Knt.

Office of Woods, &c. 2d July 1818.



Knt. to whom and his Heirs Male, divers Estates in the County of Sussex were granted by King Henry 8th, which Estates were deemed to have reverted to the Crown, on the death of the said Viscount Montague, and of which a beneficial Lease has been granted to William Stephen Poyntz, Esquire, and Elizabeth Mary, his wife, as Discoverers of the Reverter; in which Petition (meant as a Petition of Right), the Petitioner prays His Majesty graciously to consider the Allegations therein contained, and to command right and justice to be done to him;—We thought it eligible, as the object is to establish a Claim to Title by proceedings in Court, to transmit to Mr. Jones, our Solicitor, the said Petition, for his consideration, and report as to what may be adviseable to be done thereon; and we now submit to your Lordships the annexed Copy of the Report we have received from him, in which his view of the matter, and his opinion are fully shown, and thereto we beg leave to refer.

We are, my Lords,  
Your Lordships' very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
HENRY DAWKINS.

SIR,

Salisbury Square, 26th June 1818.

IN obedience to the orders of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, communicated to me by your Letter of the 5th instant, transmitting a Petition of Right from Mr. John Browne to His Majesty; wherein the Petitioner represents himself to be the Cousin and Heir Male of Mark Anthony, late Viscount Montague, and Heir Male of Sir Anthony Browne, Knight; and as such claims to be entitled to the Estates and Property of the said Lord Viscount Montague, in the said Petition described; and also the Copy of a Letter, which was addressed to you by Mr. Anthony Rich, the Petitioner's solicitor, relative thereto, and directing me to consider the same, and suggest what may be fit to be done by the Commissioners in regard thereto. I have perused the said Petition and Letter; and I beg leave to state, for the information of the Board, that in Trinity Term 1817, the Petitioner filed a Bill in the Court of Chancery against William Stephen Poyntz, Esquire, Elizabeth Mary, his wife, and against His Majesty's Attorney General, therein setting forth certain facts and allegations, similar in substance and effect to those inserted and contained in his said Petition; and praying, that the Defendants might answer the Premises, and that he the Petitioner might be declared to be the Heir Male of the said Sir Anthony Browne, and entitled to the Manors and Estates in the Letters Patent mentioned in the Bill and in the Petition; and that the Lease granted to Mr. and Mrs. Poyntz might be declared void, and granted without sufficient ground or authority; and that the Petitioner might be thereupon let into possession of the said Manors and Estates, pursuant to the Grant and Limitation in the said Letters Patent contained; and that it might be referred to one of the Masters of the Court to take an account of the Waste done, and the Timber cut on the said Manors and Estates, from the death of the said Mark Anthony Viscount Montague, and of the Rents and Profits thereof, received by Mr. and Mrs. Poyntz; and that they might be decreed to pay to the Petitioner what should appear due to him, upon the taking the said Accounts; and that, in the meantime, Mr. and Mrs. Poyntz might be restrained by the Injunction of the Court, from receiving the said Rents and Profits of the said Manors and Estates, and from cutting Timber thereon, and from committing Waste thereon, and that a receiver of the same might, with all usual directions, be appointed by the Court; and that the petitioner might have such further and other relief in the premises, as the nature of his case might require.

To this Bill Mr. and Mrs. Poyntz put in their Answer, in the month of November last; but for some reason (which the agents of Mr. Browne can best explain), the Attorney General, although made a party to the suit, and named as a defendant upon the record, has never been called upon to answer the Bill, nor I believe apprised of his being a party thereto.

In this suit no further proceedings have, at present, been taken by the Petitioner, except that I have understood that he did obtain an Injunction for the purposes stated in the prayer of his Bill, upon some *ex parte* application to the Court, which Injunction was afterwards dissolved upon the application of Mr. and Mrs. Poyntz; but although no further proceedings have been taken therein, the suit is still subsisting and depending.

The institution of this suit, however, is not the only proceeding which has been adopted by the petitioner; for I understand he has made an actual entry upon the Estates, cut down one or more of the Trees growing thereon, and committed some other trespasses; which acts he will probably say were done for the purpose of avoiding any fine which may have been levied of the premises; and with a view to enable him to assert his right by legal process; and he has accordingly followed up these measures by serving Ejectments upon all the occupiers of the premises, upon the Lessees of the Crown, and upon the Commissioners of His Majesty's Woods, Forests, and Land Revenues.



No. 17.

These Ejectments were commenced in last Trinity vacation, and appearances were put in, and pleas pleaded thereto, in last Hilary Term, so that it was competent to the Petitioner, if he has the rights to which he pretends, to have proceeded to the trial of these Ejectments, in which his claims are put in issue, at the last Lent Assizes for the County of Sussex: and it is still competent to him to proceed to the trial thereof at the now approaching Assizes for that County. I am not aware of any obstacle that has been, or can be interposed, to prevent the trial of his Claim in the suits he has so instituted for that purpose, upon the ground of any prerogative vested in His Majesty; for it is certainly true, as suggested in the Petition, that after the decease of Mark Anthony, the last Viscount Montague, who died in or about the year 1797, no Commission of Inquiry was issued; nor was the King's Title found by any inquest of office; but Mr. and Mrs. Poyntz having entered upon the said Estates, a Grant was made to them thereof by His Majesty, by Indenture of Lease, bearing date the 26th Day of December 1806, for a term of thirty-one years, commencing from the 10th October 1804; and they have continued to hold the Estates upon the terms of the said Lease from that time to the present. Now, if the King's Right had been found by office, so as to have intitled His Majesty to the Estates by matter of record, then I apprehend, that notwithstanding the same were so granted over to Mr. and Mrs. Poyntz, the Petitioner would have been driven to his Petition of Right, and would have had no other remedy; but as no office has been found, and the Lands are granted over to others, and are in the possession of those Grantees, the Claimant may try his title thereto in the ordinary course of the common law; and in the suits which he has already instituted for that purpose, and even if the Lands had been in the King's own hands, and a Petition of Right had been presented, and acceded to, and His Majesty had afterwards granted over the Lands to a common person, who took the possession thereof under such grant, I apprehend the Petition, and any proceedings founded thereon, would have determined thereby; and that the Claimant must have reverted to the remedy which the common law giveth him; for in all these cases the Petition of Right lies only on account of the dignity of His Majesty's person; and when that cause is removed, by a subject having the possession of the property, that species of remedy ceases, unless the King is seised by matter of record, or by matter of fact, found by office upon record, and the Claimant must pursue his common law remedy; and this distinction is laid down in books of very ancient date and very high authority; the references to which it will be needless to trouble the Commissioners with.

Under these circumstances, I humbly conceive that Mr. Browne is not intitled to the remedy sought by his petition; and that it will not be expedient or right for the Commissioners to recommend a compliance with the prayer thereof; but it will, I should submit, be advisable (as the case is of considerable importance, and the proceeding not one of ordinary practice), that they should recommend that the petition, and the facts and circumstances detailed in the foregoing part of this letter, should be referred to the consideration of His Majesty's Attorney and Solicitor General, in order that, if the conclusion I have drawn from them be erroneous, the Petitioner may not be prejudiced thereby, but that my error may be corrected by their very superior judgment and advice.

James Pillar, Esq.  
&c. &c. &c.

I am, Sir,  
Your most obedient servant,  
*Gilbt Jones.*

MY LORDS,

Office of Woods, &amp;c. 8th March 1819.

YOUR Lordships' desire having been signified to us, by Mr. Harrison's letter of the 20th July last, that we would cause the opinion of His Majesty's Attorney and Solicitor General to be taken, as suggested by our Solicitor, in a letter which accompanied our Report of the 2d of the same month, on the Petition of Mr. John Browne, herewith returned, respecting his claim to the Montague Estates, in the County of Sussex; we directed our Solicitor to prepare a case, for the purpose of taking such opinion accordingly; and we now beg leave to report, that the opinion has been obtained, and is as follows, viz.

" It appears from the statement of facts in this case, that the Petitioner, before presenting his Petition, had actually commenced an Action of Ejectment against Mr. and Mrs. Poyntz, for the recovery of these Lands; and as no ground appears for his not pursuing that remedy, we see no reason why, under the present circumstances, his Petition should be allowed."

(Signed) " S. Shepherd.  
" R. Gifford."

We are, my Lords,

Your Lordships' very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. D. ADAMS.  
HENRY DAWKINS.

My



MY LORDS,

Office of Woods, &amp;c. 2d May 1822.

No. 17.

ON the 2d of July 1818, and 8th of March 1819, we had the honour of addressing your Lordships on the subject of the Petition which had been presented to His Majesty, by John Browne, Esq. claiming, as Heir Male to the late Viscount Montague, and to Sir Anthony Browne, Knight, certain Estates in the County of Sussex, under Lease from the Crown to William Stephen Poyntz, Esq. and Elizabeth, his wife; when we laid before your Lordships the opinion of the Attorney and Solicitor General on the subject, who stated, that "as the Petitioner, before presenting his petition, had actually commenced an action of Ejectment against Mr. and Mrs. Poyntz, for the recovery of the Lands; and as no ground appeared for his not pursuing that remedy, they saw no reason why the Petition should be allowed:"

Under these circumstances, the suit was proceeded with by Mr. Browne for some time, but was afterwards abandoned; and, in the month of April 1820, a judgment, as in the case of a non-suit, was obtained against him; in consequence of which, our solicitors are of opinion, that he cannot commence any new Ejectment with effect; as if he ever had any colour of Claim to the Estates in question (which they are of opinion he never had), the Statute of Limitation would now operate upon it, and prevent his renewing it with any prospect of success.

We now beg to lay before your Lordships the different bills which have been paid by Mr. Poyntz, in defending the Title of the Crown to these Estates, amounting in all to £1,310 19s. 8d. and also copy of the opinion given by Mr. Morgan, relative to the proportions in which that expense should be borne by His Majesty and Mr. Poyntz; according to which, the sum to be paid, as the Crown's proportion thereof, amounts to One thousand and nineteen pounds five shillings and nine-pence halfpenny; for the payment of which to us out of the Land Revenue (together with such Fees as may be chargeable on the receipt thereof), we request your Lordships will be pleased to issue your warrant, when we shall pay over to Mr. Poyntz the amount thereof accordingly, on his giving us a discharge for the same.

We are, my Lords,

Your Lordships' very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. D. ADAMS.

HENRY DAWKINS.

## Appendix, No. 18.

No. 18.

MY LORDS,

Office of Woods, &amp;c. 7th January 1823.

Case of

WE beg to acquaint your Lordships, that in the month of January last, we were informed by Mr. John Searle, of Abingdon-street, Agent for Mr. Gabriel Tucker Steward, Lessee of His Majesty's Stone Quarry, in the Isle of Portland, that owing to the violent gales of wind which took place about that time, the head of the Pier there had been carried away by the sea, and the Works otherwise much damaged; and that the Lessee desired that the Crown would take the necessary steps for repairing the same, in conformity with a special clause inserted in his Lease, for the purpose of protecting him from being liable to repair any Damage to the Pier and Works, which should be occasioned solely by the violence of the sea, and not by any negligence or misconduct of the Lessee.

Having referred to the Lease granted to Mr. Steward, and ascertained that he was intitled to the relief he claimed under the clause in question, we directed a survey to be made of the Pier, and an estimate to be prepared of the sum which would be necessary for repairing the damage it had sustained by the storm; when it was certified to us by Messrs. Lane and Scriven, of the Isle of Portland, who were recommended to us for the survey of the same, that the necessary repairs in the Pier and Works would amount to £380: besides which they recommended that 300 tons of large cap stones should be heaved over on the South side of the Pier, which, they stated, would tend much to prevent the recurrence of a similar misfortune; the expense of which was estimated at £90, making, with the expense of the repairs, £470 for completing the whole of the works; and as we were clearly of opinion, that it would be advisable to incur that additional expense, with the view of diminishing the risk of such disasters in future, we authorized Mr. Searle to contract with Messrs. Lane and Scriven to repair the Pier and Works on those terms accordingly.

We now beg to inform your Lordships, that on the 4th ultimo we received a Report from Mr. Searle, certifying that he has lately viewed the Pier, and found the whole of the repairs



No. 18.

repairs completed to his satisfaction; and that it had been certified to him, that the specified quantity of cap stone had been thrown over on the South side of the Pier, as stipulated in the contract; and that, in consequence thereof, he had paid Messrs. Lane and Scriven the sum of £470, as agreed upon.

We therefore now beg to recommend, that your Lordships would be pleased to issue your warrant for the payment to us out of the Land Revenue, of the said sum of Four hundred and seventy pounds (together with the amount of such fees as may be chargeable on the receipt thereof), to be paid over by us to the said Mr. Searle, in discharge of the sum paid by him to Messrs. Lane and Scriven, for the repairs in question.

We are, my Lords,

Your Lordships' very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
HENRY DAWKINS.

### Appendix, No. 19.

No. 19.

Case of  
Mr. John Wilkin.

MY LORDS,

Office of Woods, &c. 6th February 1823.

PURSUANT to your Lordships' reference to us, we have considered the Report herewith returned, made by the Acting Auditor of Wales, on the Memorial of Mr. John Wilkin, Receiver of the Crown Rents and Revenues in that Principality and in the Counties of Chester and Monmouth; which Memorial is also herewith returned.

Mr. Wilkin, in the said Memorial, states that he was appointed Receiver for South Wales and Monmouth, in July 1819, at which time the rents were much in arrear, and many of them considered irrecoverable; that, with great labour and expense, and by means of information obtained through private persons, he has been enabled to recover nearly the whole amount of the Arrears in this Division; the present Arrears being little more than £60 a year, and arise from various small rents, called Collection Rents, the particulars of which he has not yet been able to obtain.

That in September 1820, he was appointed Receiver for North Wales and Chester, the greater part of the Rents in which Division had been suffered to fall into decay and arrear; that from that period he has been most actively engaged in tracing out the different properties subject to these Rents; and has privately employed persons capable of giving information; and from them he has, at great expense, obtained such information as will lead to the recovery of the Rights of the Crown.

That the Arrears in the last-mentioned division amount to several Thousand Pounds, and consist generally of very small Sums charged on 8,000 different properties; that on his demand of these Arrears the present Landed Proprietors petitioned this Board for relief against the hardship of their case, from lapse of time, and change of properties; and that under our direction he had compromised the arrears with different parties according to the Rule explained in the Memorial; but that, to effect this object, it became necessary for him to proceed into Wales, and confer with the parties concerned.

That through his exertions, the ancient Revenues of the Crown in Wales (heretofore unequal to meet the charges upon them) will in a great measure be restored; and instead of their being inadequate to defray the charges to which they are liable, a considerable annual surplus will arise therefrom.

That under the Act 56 Geo. 3. cap. 16, (for better regulating the Offices of Receivers of Crown Rents) an allowance of 5 per cent is granted to him, amounting in the year ending at Christmas 1820, to £198 in South Wales, and to £168 in North Wales and Chester:—that he has incurred extraordinary expenses in the former district, amounting to near £400; and in the latter district he estimates them at not less than £600:—that such expenses will principally accrue during the two first years of his appointment; and therefore he humbly hopes your Lordships will be pleased to grant him a further allowance of 5 per cent for his said extraordinary expenses during those two first years; or such other allowance as to your Lordships may seem reasonable.

The Acting Auditor, in his Report on Mr. Wilkin's said Memorial, admits that the state of the Land Revenue, in South Wales, as therein represented, is perfectly correct; and expresses that he is enabled to state that Mr. Wilkin's exertions have been very great, and have been attended with the desired success, in recovering considerable arrears;  
restoring



restoring several Rents that were considered desperate and illeivable; and causing the other parts of the Revenue to be more regularly and punctually paid : that Mr. Wilkin commenced his labours under great disadvantages, as therein mentioned: that those labours and his searches of ancient official documents, the Acting Auditor is satisfied must have occupied much of his time and active attention, not only in London but also in Wales; and that Mr. Wilkin has adopted such measures as the Acting Auditor conceives will, in future, materially increase the Revenue, and insure its regular receipt: that the result of Mr. Wilkin's exertions has been, not only to render unnecessary repeated applications to your Lordships, which was the case with former Receivers, for aid to enable them to defray the fixed and other charges on the said Revenues, but to defray the same himself; and further to pay considerable Sums of surplus Revenue; and the Acting Auditor concludes by stating, that, taking these circumstances into consideration, he is of opinion that Mr. Wilkin is entitled to such Remuneration for his extra expences, labour, and trouble, in restoring and bringing the Land Revenue of the Crown in Wales to its present state, and for the probable material addition that may accrue thereto, as to your Lordships shall seem meet.

To show your Lordships what the state of the Welsh Land Revenue has been at former periods, we beg leave to lay before you, Extracts from the Reports made to the Legislature by the Commissioners appointed under an Act passed in 1786, "to inquire into the state " and condition of the Woods, Forests, and Land Revenues of the Crown."

In their 12th Report, dated 25th May 1792, those Commissioners state, that the principal part of the Land Revenue in Wales arises from annual Fee Farm Rents, payable out of Estates held under Grants from the Crown, and Quit (or Chief) Rents due from the proprietors of Estates within certain Manors, Lordships, and Hundreds belonging to the Crown, which Rents are collected by the Reeves, or Bailiffs, of those Manors, Lordships, or Hundreds, and paid by them in a gross sum for each, at the annual Audits: that there is, besides, a particular kind of Rents, called Comorthas, payable every second, third, or fourth year, in some of the counties of South Wales, out of estates for which *annual* Rents are also payable.

That on the accession of His Majesty King George the third, when the produce of this Revenue was transferred to the Aggregate Fund, the state of the said Revenue, according to an Account returned to them by the Auditor, was as follows :

IN NORTH WALES.						£	s.	d.
Annual Revenue	-	-	-	-	-	3,305	11	5½
Casual Revenue of Sheriffs' Fines, Perquisites of Courts, Profits of Mines, and new Rents	-	-	-	-	-	34	6	1¾
						£		
						3,339	17	7¼
Charge of Offices, Pensions, and Land Tax	-	-	-	-	-	2,451	7	4½
APPARENT SURPLUS						£		
						888	10	2¾
Rents returned in Arrear	-	-	-	-	-	696	14	10½
REAL SURPLUS						£		
						191	15	4¼

IN SOUTH WALES.						£	s.	d.
The Annual Revenue was	-	-	-	-	-	3,232	9	10¾
Casual Revenue in Comorthas, Sheriffs' Fines, and Profits of Judicial Seal	-	-	-	-	-	110	4	1
						£		
						3,342	13	11¾
Charge of Offices, Pensions, and Land Tax	-	-	-	-	-	2,777	11	11
APPARENT SURPLUS						£		
						565	2	0¾
But the Rents returned in Arrear in this Division being	-	-	-	-	-	1,052	19	3¾
There was, in fact, a deficiency of per Annum						£		
						487	17	3

That by the discontinuance of the charge of a salary of £240 paid to the Register of Crown Lands, out of the Revenue of South Wales, and a more active collection of the Rents, that Revenue had been rendered capable of defraying the charges upon it, and affording some surplus; but that the Revenue in North Wales having been more neglected, and suffered to run more in arrear, became unequal to the discharge of the payments with which it is burthened.



NORTH WALES.										£	s.	d.		
Annual Revenue	-	-	-	-	-	-	-	-	-	3,412	8	8¼		
Salaries, Pensions, and Land Tax				-	-	£	2,775	19	8¼					
Rents in Arrear	-	-	-	-	-		891	1	4					
										3,667	1	0¼		
DEFICIENCY PER ANNUM										-	£	224	12	4

SOUTH WALES.									
Annual Revenue, including Comorthas	-	-	-	-	-			3,452	2 8¼
Salaries, Pensions, and Land Tax	-	-	-	£	2,896	5	11¾		
Arrears	-	-	-	-	292	6	1		
								3,188	12 0¾

IN NORTH WALES.							£	s.	d.
Fixed Annual Revenue	-	-	-	-	-	-	88,234	13	1½
Casual Revenue	-	-	-	-	-	-	1,460	1	6¾
Fines of Leases	-	-	-	-	-	-	1,965	0	0
							£	91,659	14 8¼
Arrears	-	-	-	-	-	£ 24,589 19 2½			
Land Tax allowed on the Rents received				-	-	11,518 12 5½			
								36,108	11 8
ACTUAL RECEIPT							£	55,551	3 0¼

Pension of £1,200 to the Heirs of Lord Anverquerque, (in part of £31,200 for 26 years, the remainder being in Arrear) £	25,700	0	0
Other annual Pensions, Stipends, Fees, and Wages -	26,685	6	6½
Fines of Leases paid into the Exchequer, (the residue having been paid to the Receiver General, in aid of the Annual Revenue) - - - - -	75	0	0
Applied in aid of the Revenue of Chester - - -	943	19	0½
	53,404	5	7
BALANCE then in the Receiver's Hands - £	2,146	17	5¼
Which Balance, if applied towards discharging the Arrear of the Pension to the Heirs of Lord Anverquerque, being - - - -	5,500	0	0
Would leave a deficiency of - £	3,353	2	6¾

IN SOUTH WALES.												
Fixed Annual Revenue	-	-	-	-	-	-	-	-	86,843	18	6½	
Casual Revenue	-	-	-	-	-	-	-	-	3,325	8	8½	
Fines of Leases	-	-	-	-	-	-	-	-	946	0	0	
									£	91,115	7	3
Arrears	-	-	-	-	-	£	6,724	9	6½			
Land Tax	-	-	-	-	-	-	14,815	17	10½			
										21,540	7	5
ACTUAL RECEIPT									£	69,574	19	10

## Which

Which was PAID and APPLIED as follows:		£	s.	d.	No. 19.
Pension of £800 to the Heirs of Lord Auverquerque for 26 years in full	£	20,800	0	0	
Other Annual Pensions, Stipends, Fees, and Wages	-	43,952	10	8 $\frac{1}{4}$	
Fines of Leases paid into the Exchequer	-	600	0	0	
Do. - - to the Surveyor General of the Woods (the residue being paid to the Receiver General)	-	210	0	0	
		65,562 10 8 $\frac{1}{4}$			
Clear SURPLUS remaining in the Receiver's Hands at Michaelmas 1786 - £	£	4,012	9	1 $\frac{3}{4}$	

That it appears from hence that the sum of £675 only, arising from Fines of Leases, was paid into the Exchequer from the Revenue of Wales, during those twenty-six years; and that though the payments in North Wales so far exceeded the produce of the Revenue, there had not been any new burthens charged on it, except a sum of £120 payable out of each Division for the accommodation of the Judges, by direction of an Act passed in the 8th year of His (then) Majesty's reign. That the deficiency had arisen altogether from the neglect and mismanagement in the collection. That the arrears which had accrued after 1760, on this small Revenue, amounted in 1786 to no less than £31,314 8s. 9d.; which circumstance alone pointed out the necessity of greater exertion, and more attentive management. That attempts had been made, at different times, after His (then) Majesty's accession, to reform those abuses, but not being persevered in, they had not been attended with any good consequences; and that unless some effectual methods should be speedily taken to prevent it, there was every reason to apprehend that the whole of this Revenue would, in time, be lost.

That the Annuities granted to (Lord Auverquerque) Lord Cowper's ancestor, being charged in separate sums on the two Divisions, viz. £1,200 on North Wales and £800 on South Wales, the Arrears due from one Division could not be defrayed out of the other: that the application of this Revenue to other purposes, before the Annuities charged on it were satisfied, could not but be considered as an injustice to the parties entitled to those Annuities; and that they thought that, in fairness, the Sums which had been drawn from the Revenue of North Wales, in aid of that of Chester, ought to be repaid out of the Land Revenue in England, and applied in payment of the Arrears then due.

And in their 16th Report, dated 28th March 1793, those Commissioners in relation to the Land Revenue in Wales, state that the total want of information on the part of the Officers of the Crown concerning the Estates, the Occupiers, or the sums actually collected, had been attended with the consequences naturally to be expected from it: many of the Rents had been suffered to fall in arrear; Tenants had been changed; Estates lessened or increased by sales or purchases; the Arrears lost; and the premises from which the Rents issued, had become difficult to be discovered:—that the arrears had been increasing for a long time previous to their appointment; and, for several years, so rapidly, in some of the Counties in Wales, that there seemed to be danger that the greater part of the Rents would be totally lost.

The said Pension of £1,200 per annum out of the Revenue in North Wales (which was granted 9th June, 6th William & Mary) having gradually fallen into arrear to the extent of its amount for eight years and a half, up to the 5th April 1816, Earl Cowper and the other parties interested therein laid before your Lordships a Memorial, praying that you would cause the said arrear to be discharged; which Memorial having been referred to us, we made our report thereon to your Lordships, under date 15th August 1816; and by your Minute dated 24th January 1817, you provided an arrangement for paying off those Arrears, by Instalments out of the Dividends of 3 per cent. Consolidated Annuities standing in your name, and purchased with the produce of the Sales of Crown Lands for the Redemption of Land Tax charged on the Land Revenue.

On the decease of the late Receiver of Land Revenue in South Wales, Mr. Wilkin made application for the Office; and after satisfying ourselves by our inquiries, that he was an eligible person, of much assiduity in business, possessing access and facilities for acquiring information in that Division, and therefore likely to make great progress in the recovery of the Rents in arrear, we recommended to your Lordships to authorize us to appoint him, under the said Receiver's Act; and, with your sanction, he was so appointed.

The previous Receipt in this Division was about £1,800 a year; but in the first two years of Mr. Wilkin's receipt, the Rents collected amount to £8,848 8s. 9d.; the five per cent. poundage on which is £442 8s. 4d.: and the Receipt in the first three years is £12,812 18s. 4d.: Many Rents very long in arrear have been wholly recovered, and others compounded for, and all placed again on the Rentals as in current Receipt.

On the resignation of the late Receiver for North Wales, we were so satisfied with Mr. Wilkin's diligence and attention in the execution of the duties of his Office of Receiver of



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of South Wales, that we, without any application on his part, recommended to your Lordships that we should be authorized to appoint him Receiver for this Division also; of which recommendation your Lordships having approved, we did so appoint him, accordingly.

Mr. Wilkin forthwith proceeded towards the recovery of the very great Arrears which had accrued in North Wales; but was opposed in his progress by the Landholders and Tenants:—A Meeting of the Gentry, Clergy, and Freeholders assembled, pursuant to public notice, at the Town Hall in Denbigh, “for the purpose of considering of the best means of obtaining Relief from the late demand of Crown Rents made upon them individually;” and at that Meeting, “it was resolved” by the persons so assembled, as follows; viz.

“THAT it was highly expedient they should resort to every means in their Power, best calculated to obtain relief from the demand lately made upon them for the payment of certain King’s Rents, alledged to be due to the Crown:

“THAT under any circumstances they should feel it incumbent on them to adopt measures of relief from a claim made for Rents supposed to be due at such various periods, extending even to sixty years; but labouring as the country did at that moment, under the weight of accumulated difficulties, they felt themselves still more imperatively called upon to enquire into the justice of the demand; and to seek for redress, under the pressure its collection would eventually occasion:

“THAT it appeared to the Meeting, that a Memorial to the Commissioners of His Majesty’s Woods and Forests, for Relief from the said demands, should be presented, embodying all that was necessary to urge their objections to what they conceived to be a revival of the same obsolete and impolitic claim, which they understood the Government, graciously attending to the remonstrance of the subject, abandoned several years ago.”

A Memorial to the effect of the resolutions having been prepared, was adopted by the Meeting; and was forwarded to Sir Watkin Williams Wynn, Bart.; who transmitted it to us accordingly.

A Memorial on the same subject was transmitted to us by Lord Kenyon, and Sir Watkin Williams Wynn, from the Gentlemen and Freeholders of the Parish of Wrexham, in the County of Denbigh, and parts adjacent.

These Memorials were referred to our Solicitors; who made a Report to us thereon, wherein, in reference to the impression stated to be existing among the Land Owners in North Wales, that the Crown cannot compel the payment of Seigniorial and Chief Rents, unless the particular Tenements or Parcels of Land out of which the Rents issue can be precisely identified; the Solicitors observed, “that the impression so entertained was extremely erroneous; and that the Crown would be enabled to recover them, if it appeared from any existing documents that the Rents were payable for any Manor, Lordship, District, or Estate; although the exact parcel, the distinct tenement, the present occupier, or the precise boundary of the Land charged therewith could not be defined, or pointed out by the Receiver, or other Agent of the Crown:”

“For that the Crown is not bound as a Subject is, to distrain upon the identical Land out of which the Rent claimed is issuable; but has (as one of its Royal Prerogatives) a Right to distrain for Rent due, or in arrear, upon any Lands in the immediate hands, manuzance, or occupation of the person liable to the Payment thereof; whether the Rent be payable for the particular Land upon which the distress be made, or for any other Land so enjoyed by the person from whom the Rent is due.”

And also, “that the Crown may, by the Attorney General, file an Information in the Court of Exchequer against the Party liable to pay, to oblige him to discover from what Lands in particular the Rents issue; and to have a Commission issued, to ascertain and set out the boundaries and limits thereof: And if the identical Lands cannot be designated, to have other Lands of the Tenant set out by the Commissioners in lieu thereof, sufficient to answer the Rent demanded; which equitable Relief is not peculiar to the Crown, but is afforded to every subject whose Rights are exposed to similar em-barrassments.”

With respect to the presumption of Abandonment relied upon by the Memorialists, as arising from the length of time which has elapsed since any payments were made, the Solicitors observe, that the Rents appear to have been constantly kept in charge with the Auditor; which circumstance not only repels the presumption alluded to, but affords a complete Answer as to all the supposed legal Exemptions founded on the lapse of time. The Solicitors were, therefore, of opinion, that it would be advisable, on the part of the Crown, to direct the Receiver for the District to demand from the Proprietor of each Estate,



Estate, the Rents which had become due during the time of his own enjoyment of the Estate, foregoing any antecedent Arrears; and where any peculiar circumstances might render the enforcement of that demand harsh or distressing, that he should be directed to report those circumstances to the Board for its consideration; but that in the absence of any such circumstances, in case of refusal, or neglect of payment upon the footing and to the extent above suggested, the Solicitors recommended that the Receiver should be instructed to distrain for such Arrears, upon any Lands in the actual possession of the Crown Debtor.

According to this opinion and suggestions of the Solicitors, instructions were given to the Receiver; and he was further instructed that for the future, his Demand should not, in any case, comprise more than ten years Arrear.

A great many Rents in arrear for periods of different lengths, have been recovered in North Wales; and some few of which the Arrears extended even to sixty years; for others, Compositions have been made; and all the Rents so circumstanced have been replaced in the Rentals, as in current receipt.

In North Wales the previous receipt was about £1,800 a year; but in the first two years of Mr. Wilkin's receipt, the amount has been £10,174 0s. 6d.; the poundage on which at five per cent. is £508 14s.

Of the whole annual Revenue and Arrears thereof, which has become due to the Crown, up to Michaelmas 1822, the amount which has been received by Mr. Wilkin is as follows:

	£	s.	d.
SOUTH WALES, amount in 3 years	12,812	18	4
NORTH WALES, amount in 2 years	10,174	0	6
CHESTER - - - do.	2,011	14	9
TOTAL	£ 24,998	13	7

out of which Mr. Wilkin has paid not only the whole of the permanent charges on this Revenue, including the Pensions before mentioned, of £1,200 and £800 per annum; but has been able to place in our hands, for the purposes of the Woods and Forest Fund, the New Street Fund, and for other Services, nearly £13,000 of disposable Revenue; and we have no doubt that, by Mr. Wilkin's exertions, farther very considerable augmentations will soon be made in the Land Revenue of Wales.

From the view we have here given of the neglected, deficient, and decaying state of this Revenue at former periods, in comparison with its productive, improved, and improving Condition at present; it will appear that Mr. Wilkin must have made great exertions in the execution of the duties of his office; and that those exertions have been successful to a considerable extent:—We think, therefore, that his merits, to which the Acting Auditor bears testimony, fully entitle him to encouragement.

The prayer of Mr. Wilkin's Memorial to your Lordships is, that during the first two years of his Receipt, you will in compensation for his Expences in extra Journeys into Wales, payments to private Agents, and other incidental Charges, be pleased to grant to him an extra Allowance, equivalent to his ordinary and established Poundage of five per cent.: The Receiver's Act before referred to (Sec. 5.) provides, that every Receiver shall be allowed, in making up his Annual Accounts, One Twentieth part of all such Monies as shall by him have been received within the time of such Account, and shall be therein accounted for, as a full Recompence and Satisfaction for all the Services performed by him in execution of the Duties of his Office; or some other Compensation, not exceeding such One Twentieth Part: but this provision we take to apply to the ordinary Duties and Services of his Office; and not to comprise a Compensation for such special Services, and extra Expences attending them as are herein under consideration.

Mr. Wilkin states the amount of his extraordinary Expenses in South Wales to be near £400, and in North Wales £600, together £1,000. We have stated, that for the first two years his South Wales poundage amounts to £442 8s. 4d. and North Wales to £508 14s.; together £951 2s. 4d. And we beg leave to recommend to your Lordships, that your authority be conveyed to the Acting Auditor for Wales, to make allowances accordingly to Mr. Wilkin in his accounts, viz.

	£	s.	d.		£	s.	d.
SOUTH WALES, Account 1819	214	19	8	NORTH WALES, Account 1820	219	8	9
1820	227	8	8	1821	289	5	3
£	442	8	4	£	508	14	0

(121.) M in in



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in full compensation and satisfaction for all Extraordinary Expenses and Disbursements incurred by him in Journeys, Private Agencies, and other special proceedings for the recovery of arrears of Rent; and other services for the re-establishment and improvement of the Rents and Revenues within his Divisions of Receipt.

We think it an act of justice to Mr. Wilkin, to apprise your Lordships that we have derived considerable service from him in the recovery and disposal of Crown Allotments in Wales, set out under Inclosure Acts; which service cannot be strictly considered to be within the line of his duty as Receiver; and indeed we have found him on all occasions ready to afford assistance when required.

We are, my Lords,

Your Lordships' very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.

W. D. ADAMS.

HENRY DAWKINS.

No. 20.

## Appendix, No. 20.

A SCHEDULE OF ACTS OF PARLIAMENT passed from the time of making to the Legislature the Third Report, to the time of making the Fourth Report, of the Commissioners of His Majesty's Woods, Forests, and Land Revenues; for the Division, Inclosure, Drainage, Improvement, and Sale of Lands, and other purposes, in which the Interests of His Majesty are concerned;

And which Acts were referred by the Right Honourable the Lords Commissioners of His Majesty's Treasury to the said Commissioners, for their Opinion and Report thereon, previously to His Majesty's Consent being given thereto; or which were otherwise proceeded on by the said Commissioners.

59 Geo. 3.  
1819.

AN ACT to amend and enlarge the Powers of an Act of His present Majesty, for draining, inclosing, and improving the Lands called Borough Fen Common, and the Four Hundred Acre Common, in the County of Northampton, and for forming the same into a Parish, to be called Newborough, and for building and endowing a Church for such Parish.

An Act for inclosing Lands in the Parish of West Walton, in the County of Norfolk.

An Act for inclosing Lands within the Parish of Yelling, in the County of Huntingdon, and for making a Compensation for the Tithes.

An Act for inclosing Lands in the Parish of Alderton, otherwise Aldrington, in the County of Northampton, and for extinguishing the Tithes thereof.

An Act for inclosing Lands within the Parish of Paulerspury with the Hamlet of Heathencote, in the same Parish, in the County of Northampton.

1 Geo. 4.  
1820.

An Act to enlarge the Time and Powers for carrying the New Street Act into execution; and to extend the Provisions of an Act for ratifying an Agreement made with Lord Gage, and for the better Management and Improvement of the Land Revenues of the Crown.

An Act for inclosing a certain Common or Waste Ground, called Skelding Moor, situate in the Parishes of Urswick and Aldingham, in the County Palatine of Lancaster.

An Act for dividing, allotting, and inclosing the Commons and Waste Lands, in the Parish of Walsoken, in the County of Norfolk.

An Act for inclosing Lands within the Parishes of Upper Gravenhurst, Lower Gravenhurst, and Upper Stondon, in the County of Bedford.

1 & 2 Geo. 4.  
1821.

An Act to enable the Vestrymen of the Parish of Saint Marylebone, in the County of Middlesex, to effectuate the building of Four District Churches in the said Parish, and for other purposes relating thereto.

An Act for continuing the Term, and altering and amending the Powers of several Acts for repairing the Road leading from the High-street, in the City of Rochester, to Maidstone, in the County of Kent; and for amending and improving the Road branching from the said Road at the Bridgewood Gates, and running into the Town of Chatham, in the said County of Kent.

An

An Act for inclosing Lands within the Manor of Milbourne, otherwise Waterville Esher, in the several Parishes of Esher and Cobham, or one of them, in the County of Surrey.	No. 20.
An Act for inclosing Lands within the Manor and Parish of Stapleford Abbots, in the County of Essex.	
An Act for erecting a new Church in the Parish of Greenwich, in the County of Kent, and vesting the same and the Site thereof in Trustees, and for making Provisions respecting the same.	3 Geo. 4. 1822.

Appendix, No. 21. No. 21.

A TABLE of SUMS to be paid by the Lessees of the Crown, for their proportion of the expences attending the preparing, engrossing, and passing of their Leases ;—exclusive of the expense of enrolling the same in the Office of the Auditor of Land Revenue.

	£	s.	d.
When the Property demised shall not exceed the yearly value of £10	10	10	0
— the yearly value of the Premises shall exceed £10 and be less than £50	11	11	0
— the Premises shall comprise only one House, or Farm, or other single Parcel of Property, and the yearly value thereof shall amount to £50, and not amount to £100	12	12	0
— if amounting to £100, and not amounting to £250	13	13	0
— and if amounting to £250, or upwards	15	15	0
— the Premises shall comprise Two or more Houses, or Farms, and the yearly value thereof shall amount to £50, and not exceed £100	15	15	0
— if amounting to £100, and not amounting to £250	16	16	0
— if amounting to £250, and not amounting to £500	17	17	0
— and if amounting to £500, or upwards	21	0	0
— and when the Premises shall consist wholly or principally of Building Ground, and comprise Sites for the erection of Houses thereon, not exceeding Five in number	15	15	0
— if comprising Sites for more than Five, and not exceeding Ten new Houses	21	0	0
— and if comprising Sites for more than Ten new Houses	26	5	0

Appendix, No. 22. No. 22.

To the Lords Commissioners of His Majesty's Treasury, &c.

Case of  
Bishop of  
Rochester.

THE MEMORIAL of Walter King, D.D. Lord Bishop of Rochester, Receiver of His Majesty's Land Revenue for Middlesex, London, and the Bailiwick of St. James, Westminster, and for the Counties of Herts, Huntingdon, and Norfolk.

SHEWETH,

THAT by Statute 56 Geo. 3d, c. the Receipt of His Majesty's Land Revenue in the Counties of Herts, Huntingdon, and Norfolk, was separated from the office of your Memorialist; and that a Compensation is therein directed to be made to your Memorialist, for the loss sustained by him through such removal. That your Memorialist, since that time has not received any official information respecting the said Compensation; your Memorialist, therefore, humbly prays, that your Lordships will be pleased to give such orders respecting the premises, as to your Lordships justice shall seem fit.

Wells, Somersetshire, Dec. 7th, 1821.

The



No. 22.

The Lords Commissioners of His Majesty's Treasury are pleased to refer the foregoing Letter to the Commissioners of His Majesty's Woods, Forests, and Land Revenues, who are to consider the same, and report to my Lords what may be fit to be done therein.

Whitehall, Treasury Chambers, }  
the 27th day of Dec. 1821.

*Geo. Harrison.*

MY LORDS,

Office of Woods, &c. 9th Feb. 1822.

WE have had under our consideration the annexed Memorial of the Bishop of Rochester, referred to us by your Lordships' order on the 27th Dec. last; setting forth, that the Memorialist lately held the office of Receiver of His Majesty's Land Revenue for Middlesex, London, and the Bailiwick of St. James Westminster, and also for the Counties of Herts, Huntingdon, and Norfolk; that the Receivership of the Counties last mentioned was some time since removed from the Memorialist, under the provisions of an Act passed in the year 1816; and he therefore prays, that Compensation may be made to him for the loss he has thereby sustained.

The Act alluded to by the Memorialist, is the Act 56th George 3d, cap. 16, "for better regulating the Offices of Receivers of Crown Rents;" by the first Clause of which, the appointment of the Memorialist to the Receivership for the Counties in question, and also for the County of Essex, is revoked; and, by the 4th Clause, the Receipt of the Crown Rents is directed to be put under the charge of persons accustomed to act as Surveyors of Lands, or Land Stewards; while the 2d Clause directs, that the Compensation to be made to the Memorialist, for the loss he will sustain, shall "be referred to, and ascertained by such person as we should, on the part of the Crown, appoint, and with the approbation of your Lordships, to be signified by any minute of your Lordships, or by letter from one of your Lordships Secretaries, and by such indifferent person as should be nominated and appointed on the part of the said Lord Bishop of Rochester, or by such Umpire as shall be named by the said Referees for determining the same, in the event of their not agreeing between themselves touching or concerning the quantum or amount of such Compensation or Satisfaction."

Under the provisions of that act, Messrs. Abraham Purshouse Driver (since deceased), and Edward Driver, were appointed Receivers for the said Counties of Herts, Huntingdon, and Norfolk, and also for the County of Essex, on the 2d of June 1817; and the Memorialist is therefore clearly entitled to Compensation on that account.

We therefore beg to recommend, that your Lordships would be pleased to authorize us to nominate and appoint Gilbert Jones, of Salisbury-square, Esquire, (late one of the Solicitors to this Board), to be the Referee on the part of the Crown, for ascertaining and determining the amount of Compensation to be made to the Memorialist, for the loss he has sustained under the provisions of the said act.

We are, my Lords,  
Your Lordships' very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
W. D. ADAMS.

GENTLEMEN,

Treasury Chambers, 23d February 1822.

HAVING laid before the Lords Commissioners of His Majesty's Treasury, your Report of the 9th instant, on the Memorial of the Bishop of Rochester, praying Compensation for having been removed from the office lately held by him of Receiver of His Majesty's Land Revenue for the Counties of Essex, Herts, Huntingdon, and Norfolk;

I have it in command from their Lordships to authorize you to nominate and appoint Gilbert Jones, of Salisbury-square, Esquire (late one of the Solicitors to your Board), to be Referee on the part of the Crown, for ascertaining and determining the amount of Compensation to be made to the Memorialist, for the loss he has sustained, as recommended in your said Report.

Commiss<sup>rs</sup> Woods.

I am, Gentlemen,  
Your obedient servant,  
*Geo. Harrison.*



## Appendix, No. 23.

Case of  
A. P. Driver, and  
E. Driver.

To the Right Honourable the Lords Commissioners of His Majesty's Treasury.

THE PETITION of Abraham Purshouse Driver and Edward Driver,

SHEWETH,

THAT your Petitioners have, under the hands and seals of His Majesty's Commissioners of Woods, Forests, and Land Revenues, bearing date the 2d day of June 1817, been appointed Receivers of the Rents, Issues, Revenues, and Profits of all and singular His Majesty's Castles, Lordships, Manors, Lands, Tenements, and Possessions whatsoever, in several Counties within the ordering, government, and survey of His Majesty's Court of Exchequer;

That your Petitioners have been called upon for the annual payment of £24 0. 10. as a Land Tax chargeable upon such appointment; and have already been obliged to pay the sum of £16 10. 9. the proportion of the first year's rent which they have received, and are now pressed for the payment of £24 0. 10. for the second year's Rental, and which your Petitioners have been informed cannot be allowed them in their Accounts by the Auditor; consequently, if your Petitioners are required to pay such sum, it will be a deduction from the Compensation allowed them for the performance and execution of the duties of their office.

Your Petitioners, therefore, humbly beg to represent to your Lordships, that as the duties required to be performed under the Act of Parliament directing their appointment, are fully equal, if not more, than are customary in similar appointments for the management of Estates belonging to private individuals; and in which cases it is usual to allow 5 per cent. as a Compensation; but in the instance of the Crown's Property your Petitioners are only allowed 4 per cent.; that they humbly submit to the consideration of your Lordships; a request that they may be repaid the sum of £16 10. 9. which they have been compelled to pay, and that they may be exonerated in future from the liability to the payment of £24 0. 10., as at the time of their appointment as Receiver they signified to the Commissioners of Woods and Forests, that 5 per cent. was the usual commission, and therefore trusted such rate of Commission would have been given them; whereas it is fixed to allow them only 4 per cent.; and no intimation was given that such Compensation would be subject to any further reduction.

Your Petitioners beg to observe, that the Land Tax charged to them, as applicable to the Receipt, in some of the Counties far exceeds the whole Commission to which your Petitioners are entitled for their duties in those Counties; consequently they would be subject to an absolute loss, were they to be required to pay the present demand of Land Tax.

Your Petitioners further beg to submit to your Lordships' consideration, they had entertained an opinion they might have claimed, before the Commissioners of Land Tax, the exemption from the payment of the said Land Tax, by virtue of the 4th section, cap. 5. of the Act of the 38th, or of the 18th section, cap. 3. of the Act of the 59th of the King, for granting an Aid to His Majesty by a Land Tax; by reason that the Commission allowed to your Petitioners issues out of Lands, Tenements, and Hereditaments; or is *charged* upon the same; or is included in an Assessment made upon the Lands, and which Lands and Hereditaments have already been assessed to the Land Tax; but upon appealing to the said Commissioners thereon, they were pleased to be of a different opinion. Your Petitioners, therefore, have made the above-mentioned payment, reserving the privilege of applying to your Lordships thereon.

Your Petitioners therefore pray your Lordships to take their case into consideration; and to give such directions therein as to your Lordships shall seem meet:—And your Petitioners will ever pray, &c.

*A. P. Driver.*

*Edw. Driver.*

New Bridge Street, Sept. 15th, 1819.

The Lords Commissioners of His Majesty's Treasury are pleased to refer the foregoing Petition of Messrs. Driver to the Commissioners of His Majesty's Woods, Forests, and Land Revenues, who are to consider the same, and report to my Lords their opinion what may be fit to be done therein.

Whitehall, Treasury Chambers,  
the 1st day of October 1819. }

*Geo. Harrison.*



PURSUANT to your Lordships' reference to us, we have considered the annexed Petition of Messrs. Abraham Purshouse Driver and Edward Driver; representing that by an Instrument, bearing date 2d June 1817, this Board appointed them to be Receivers of Crown Rents and Revenues in several Counties within the ordering, government, and survey of the Exchequer; that they have been called on for the annual payment of £24 0s. 10d., as Land Tax on such appointment; and have been obliged to pay £16 10s. 9d., being the proportion of their first year's Receipts; and are pressed for the payment of £24 0s. 10d. for their second year's Receipt; and as they have been informed such Land Tax cannot be allowed them in their Accounts by the Auditor, it will, consequently, if they are required to pay it, be a deduction from their compensation for executing the duties of their office as Receivers: That such duties are fully equal to, if not more than those that are customary, in similar appointments, for the management of Estates of private individuals; in which latter cases, they state, it is usual to allow a Compensation of five per cent., as they apprised this Board at the time of their appointment as Receivers, and expressed their hope, that the same rate would be given by the Board; but that the Board decided to allow them only four per cent., and gave them no intimation, that such Compensation would be subject to any further reduction:—And the Petitioners request, that they may be repaid the said sum of £16. 10s. 9d., which they have been compelled to pay;—and that they may be exonerated from the further payment, and future liability to payment, of Land Tax, in respect to their said appointment:

56 Geo. 3. c. 16.

And we beg leave to report to your Lordships, that before the passing of the "Act for better regulating the Offices of Receivers of Crown Rents," those Officers were appointed, either by Letters Patent under the Great Seal, or by Constitution, or some other authority from the Chancellor of the Exchequer; and were allowed Salaries; which Salaries were charged with Land Tax by the Commissioners of Land Tax upon Offices in Westminster Hall; but that the Act aforesaid made a change in the manner of the appointments, and mode of paying the Officers: It directed that, under the sanction of your Lordships, Land Surveyors, or persons skilled in the management of Land, should be appointed Receivers; and, instead of having Salaries, should be rewarded by an Allowance of Poundage, not exceeding the rate of five per cent. on all Monies received, and accounted for by them, as a full recompence and satisfaction for all the Services to be performed by them in pursuance of the said Act, or in execution of the duties of their offices:—And under these circumstances, it does not appear to us, that the new Receivers are, or ought to be, chargeable with Land Tax; nor indeed are there any fixed Sums allowed to them on which Assessments can be made.

The Petitioners are correct in stating, that the allowance to them is only 4 per cent.; that being the rate at which we deemed ourselves justified in fixing it, as the amount of their receipt is considerable; and we recommend that your Lordships' authority be signified to the Auditor of the Land Revenue to allow to them, in their Accounts, the said sum of £16 10s. 9d., which they have actually paid, on their producing a proper voucher for the same; and that your directions be given to the said Commissioners of Land Tax upon Offices in Westminster Hall to exonerate the Petitioners, who are Receivers for the Counties of Essex, Hertford, Huntingdon, Kent, Sussex, Worcester, Bedford, Buckingham, Oxford, Berks, Southampton, Wilts, Warwick, Leicester, Stafford, Hereford, Salop, and Gloucester, from the Assessment of £24 0s. 10d. for the year 1818, and, from that period, wholly to discontinue the Assessments on them.

We also recommend, that the same course of proceeding should be observed towards all the other Receivers appointed since the passing of the said Receivers' Act, whose Names are inserted in our Report to your Lordships, of the 15th March 1817; and are as follows:—

RECEIVERS.			COUNTIES.
John Bower, Esq.	-	-	York and Nottingham.
Samuel Kendall, Esq.	-	-	Surrey.
William Custance, Esq.	-	-	Lincoln, Cambridge, and Northampton.
Josiah Fairbank, Esq.	-	-	Derby.
John Fryer, Esq.	-	-	Lancaster, Westmorland, Cumberland, Durham, and Northumberland.
Richard Hawkins, Esq.	-	-	Somerset, Dorset, Devon, and Cornwall.
John Dugmore, Esq.	-	-	Norfolk and Suffolk.

We are, my Lords,

Your Lordships' very humble servants,

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
HENRY DAWKINS.

GENTLEMEN,



GENTLEMEN,

Treasury Chambers, 25th April 1820.

No. 23.

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Report of the 4th instant, on the Petition of Messrs. Driver to be exonerated from Land Tax, in respect of their appointment as Receivers of Crown Rents, &c., I am commanded by their Lordships to transmit to you a Copy of their Minute thereon, of the 14th instant, for your information, and that of the parties interested.

Commissioners of Woods.

I am, Gentlemen, Your obedient servant,  
S. R. Lushington.

COPY of Treasury Minute, dated 14th April 1820.

READ Report from the Commissioners of Woods, &c. of the 4th instant, on the Petition of Messrs. Driver to be exonerated from Land Tax, in respect of their appointment as Receivers of Crown Rents, &c. and that the Sum of £16 10s. 9d. already paid by them on this account may be returned: Wherein the Commissioners state, that since the passing of the Act 56 Geo. 3d. cap. 16, "for better regulating the Offices of the Receivers of Crown Rents;" those Officers are allowed a Poundage on their Receipts, instead of a fixed Salary, as heretofore; and that consequently they are not liable to the Land Tax Assessment in question. They therefore recommend, that the Auditor of the Land Revenue be authorized to allow the Petitioners, in their Accounts, the said Sum of £16 10s. 9d. which they have actually paid; and that directions be given to the Commissioners of Land Tax upon Offices in Westminster Hall, to exonerate the said Petitioners, who are Receivers for the Counties of Essex, Hertford, Huntingdon, Kent, Sussex, Worcester, Bedford, Bucks, Oxford, Berks, Southampton, Wilts, Warwick, Leicester, Stafford, Hereford, Salop, and Gloucester, from the Assessment of £24 0s. 10d. claimed for the year 1818; and from that period wholly to discontinue assessments on them:—They also recommend, that the same course of proceeding should be observed towards all the other Receivers appointed since the passing of the said Act; it having been their Lordships' intention that the per-centage allowed to the new Receivers of Crown Rents and Revenues should be paid to them Net, and without any deduction for Land Tax:—They are pleased to direct a Certificate to be transmitted to the Acting Commissioners of the Land Tax, authorizing them, under the 36th section of the Act 50 Geo. 3d. cap. 1. to discharge the Assessment made on the said Receivers for the year ended 25th March 1820.

Write to the Auditors of the Land Revenue acquainting them with the directions given; and authorize them to allow the Land Tax as a charge in the Accounts of the said new Receivers, up to 25th March 1819; from which period my Lords have directed the Assessments to be discharged.

To the Right Honourable the Lords Commissioners of His Majesty's Treasury.

The humble Petition of Abraham Purshouse Driver and Edward Driver,

SHEWETH,

THAT your Petitioners have been, under the hands and seals of His Majesty's Commissioners of Woods, Forests, and Land Revenues, bearing date the 2d day of June 1817, appointed Receivers of the Rents, Issues, Revenues, and Profits, of all and singular His Majesty's Castles, Lordships, Manors, Lands, Tenements and Possessions whatsoever, in several Counties within the ordering, government, and survey of His Majesty's Court of Exchequer:

That your Petitioners have, very lately, been required to swear to, and pass their three several yearly Accounts, the last ending on the 10th of October last; and for doing which they have been required by the Auditor to pay, amongst other Fees, the several Sums of £28 10s. 4d. for the year 1817; £28 10s. 4d. for the year 1818; and £43 16s. for the year 1819; making together the aggregate Sum of £100 16s. 8d.; and which, they are informed by the Auditor, cannot be allowed by him as a charge, in their subsequent Account, as it was the custom of former Receivers to bear the same.

That your Petitioners are further apprised the amount for Fees for passing their yearly Accounts (which they will be annually subject to the payment of) will be about 40 Guineas; and whereas the appointment made under the new Act of Parliament provides for the execution of very different duties to those which the former Receivers were subject to; and as at the time your Petitioners were appointed under that Act of Parliament, they were offered a per-centage of 4 per cent. as a compensation for their labour and duties, without receiving



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receiving any intimation, either at that time or since (until the 23d ultimo, when they were applied to by the Auditor for payment of the before-mentioned Sums) that there would be any deduction or drawback from such Commission, from which circumstance they presumed that the Allowance would be free from any abatement; and whereas it is usual in appointments for the management of Estates belonging to private individuals, to be allowed after the rate of £5 per cent., without any deductions, your Petitioners most humbly submit to the consideration of your Lordships, a request that the Auditor may be authorized to allow the charge of such Fees in your Petitioners' Accounts; otherwise the Commission of 4 per cent., intended to be allowed them, will be very materially reduced.

And your Petitioners will ever pray.

*A. P. Driver.*

*Edward Driver.*

New Bridge Street, July 31, 1820.

The Lords Commissioners of His Majesty's Treasury are pleased to refer the foregoing Petition to the Commissioners of His Majesty's Woods, Forests, and Land Revenues, who are to consider the same, and report to my Lords their opinion what may be fit to be done therein.

Whitehall, Treasury Chambers, }  
the 12th day of August 1820. }

*S. R. Lushington.*

MY LORDS,

Office of Woods, &c. 21st September 1822.

PURSUANT to your Lordships' Order of Reference, we have considered the annexed Memorial of Messrs. Abraham Purshouse Driver and Edward Driver, Receivers of the Land Revenue in Kent, and several other Counties, representing that they are charged by the Auditor with various Sums therein mentioned, as the amount of Fees for making up and passing their Accounts; that their appointment was made under the new Act of Parliament, which provides for the execution of very different duties to those which the former Receivers were subject to; that at the time of their appointment they were offered a percentage of 4 per cent., as a compensation for their labour and duties, without receiving any intimation that there would be any deduction or drawback from the said Commission; from which circumstance, they presumed that the Allowance would be free from any abatement; and that it is usual, in appointments for the management of Estates belonging to private individuals, to be allowed after the rate of 5 per cent., without any deductions: And they therefore humbly submit to the consideration of your Lordships, a request that the Auditor may be authorized to allow the charge of such Fees in their Accounts, as otherwise the Commission of 4 per cent. intended to be allowed them will be very materially reduced.

56 Geo. 3. c. 16.  
passed  
11 April 1816.

Messrs. Driver were, with your Lordships' approbation, appointed under the "Act for better regulating the Offices of Receivers of Crown Rents," which Act admits of an allowance to such Receivers, at a rate not exceeding one-twentieth part (5 per cent.) of all Monies received, and duly accounted for by them, for their trouble in collecting, and as a full recompence for all services; but as Messrs. Drivers' Receipt would be considerable, we thought fit to reduce the Allowance to them to 4 per cent., as stated in their said Memorial; but without requiring the payment of any Fees, or charges out of it;—We therefore think that, in equity, they are entitled to have their Poundage clear of deductions; and we beg leave to recommend that your Lordships' instructions be given to the Auditor to allow to Messrs. Driver, in their Accounts, the Fees to which the Auditor is entitled for the making up and passing of the same, from the time of their appointment as Receivers.

Mr. Abraham Purshouse Driver being lately deceased, the said Mr. Edward Driver and Mr. George Neale Driver have, with your Lordships' approbation, been appointed Receivers for the same Counties; and we also beg leave to recommend, that the like Allowance of Auditor's Fees be granted in the making up and passing of their Accounts.

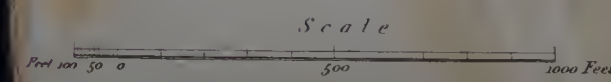
We are, My Lords,

Your Lordships' very humble servants,

The Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

W. HUSKISSON.  
HENRY DAWKINS.









Appendix, No. 25.

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A SCHEDULE of all LEASES of MESSUAGES and BUILDINGS belonging to the Crown, granted under the Authority of the Act 53 Geo. 3. cap. 121. “ for making a more convenient Communication from the Northern “ parts of the Metropolis to Charing Cross, &c. ;” showing the Dates of the Leases, the Premises demised, the Lessees, the Terms of Years granted, the Rents reserved, and other Considerations for such Leases.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.	LESSEES.
1815.			
October -	20	A Plot of Ground on the North side of the continuation of Charles-street into the Haymarket, with the Messuages numbered respectively 66, 67, and 68 in the Haymarket, and 11, 12, and 13 in Market-lane - }	William Tyler - - - }
1816.			
December -	5	A Plot of Ground on the South side of Charles-street and West side of Regent-street with a Messuage thereon - - - }	Richard Stonehewer Illingworth - (on the nomination of James Burton) }
1817.			
February -	24	A Plot of Ground on the West side of Waterloo Place, with the Messuage thereon, numbered 16 Waterloo Place - - - }	Esther Binns - - - (on the nomination of James Burton) }
—	25	A Plot of Ground on the North side of Pall Mall and West side of Waterloo Place, with a Messuage thereon - - - }	Joseph Gawen - - - (on the nomination of James Burton) }
June - -	30	A Plot of Ground on the South side of Charles-street, in the Parish of Saint James, Westminster, with a Messuage thereon - - - }	James Burton - - - }
August -	7	A Messuage numbered 19, on the East side of Market-lane, in the Parish of Saint James, Westminster - - - }	Henry Price Marten - - - (on the nomination of James Burton) }
—	7	A Messuage numbered 50, on the West side of the Haymarket, in the Parish of Saint James, Westminster - - - }	Charles Thorogood - - - (on the nomination of James Burton) }
—	7	A Messuage, numbered 49, on the West side of the Haymarket in the Parish of Saint James, Westminster - - - }	John Thomas King - - - (on the nomination of James Burton) }
—	7	A Messuage known as the Cock Public House, on the East side of Market-lane, in the Parish of Saint James, Westminster - - - }	John Charles Cuthbert - - - (on the nomination of James Burton) }
—	7	Two Messuages, numbered respectively 51 and 52, on the West side of the Haymarket - - - }	George Cole - - - (on the nomination of James Burton) }
—	24	A Plot of Ground on the West side of Waterloo Place with the Messuage thereon, being the third House northwards from Pall Mall, including the corner house - - - }	Esther Binns - - - (on the nomination of James Burton) }
September -	25	A Messuage, No. 124, on the South side of Jermyn-street - - -	Robert Mathews - - -
December -	24	A Messuage on the East side of Market-lane, in the parish of Saint James, Westminster - - - }	John Hocknell - - - (on the nomination of James Burton) }
—	24	A Messuage No. 4, on the East side of Great Vine-street, Piccadilly -	George Peisley - - -
—	24	A Plot of Ground on the South side of Charles-street, and East side of Waterloo Place, with the Messuage thereon, numbered 10, in Waterloo Place - - - }	Walter Bathurst - - - (on the nomination of James Burton) }
1818.			
February -	2	A Plot of Ground on the South side of Jermyn-street, West side of the Haymarket, and East side of Market-lane, with six Messuages thereon }	James Burton - - -

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
For several terms, the last of which will expire 5th July 1914	A Peppercorn for the first 645 days, ending 10 April 1817, 16 7 6 for the next 86 days, and afterwards 65 10 — per annum — —	37 19 — per annum — —	103 9 —	Surrender to His Majesty, of Lease of Nos. 230 and 231, Piccadilly, cost of erecting and com- pleting the Premises demised, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 10th October 1815	First year a Peppercorn, and afterwards 157 10 — per annum — —	7 4 5 per annum — —	164 14 5	Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two- thirds of their value.
99 years, from 5th July 1815	First 2 years a Pepper- corn, and afterwards 126 — — per annum — —	First 2 years a Pepper- corn, and afterwards 9 — — per annum — —	135 — —	- - Do.
99 years, from 5th July 1815	First year and a quarter a Peppercorn, and afterwards 210 — — per annum — —	First quarter of a year 2 18 9 and afterwards 11 15 — per annum — —	221 15 —	- - Do.
99 years, from 5th July 1815	First 3 years a Pepper- corn, and afterwards 40 — — per annum — —	First 3 years a Pepper- corn, and afterwards 18 5 7 per annum — —	58 5 7	- - Do.
99 years, from 5th April 1817	66 3 — per annum — —	- Nil. -	66 3 —	Cost of repairing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th April 1817	First half year a Pepper- corn, and afterwards 73 10 — per annum — —	- Nil. -	73 10 —	- - Do.
99 years, from 5th April 1817	First half year a Pepper- corn, and afterwards 52 10 — per annum — —	- Nil. -	52 10 —	- - Do.
99 years, from 5th April 1817	63 — — per annum — —	- Nil. -	63 — —	- - Do.
99 years, from 5th April 1817	105 — — per annum — —	- Nil. -	105 — —	- - Do.
99 years, from 5th July 1815	First year and a quarter a Peppercorn, and afterwards 118 1 — per annum — —	First year and a quarter a Peppercorn, and afterwards 12 12 — per annum — —	130 13 —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
31 years, from 5th July 1817	84 — — per annum — —	- Nil. -	84 — —	Assignment to His Majesty, of a Lease of No. 127, Jermyn-street, and cost of insuring the demised Premises, in the sum of £700.
99 years, from 5th July 1817	63 — — per annum — —	- Nil. -	63 — —	Cost of repairing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
21 years, from 5th July 1817	52 10 — per annum — —	- Nil. -	52 10 —	Assignment to His Majesty, of a Lease of No. 22, Air-street, insuring the demised Pre- mises in a sum equal to the full cost of erecting and finishing the same.
99 years, from 5th July 1815	First 2 years and a half a Peppercorn, and afterwards 105 — — per annum — —	First 2 years and a half a Peppercorn, and afterwards 8 8 — per annum — —	113 8 —	Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two thirds of their value.
99 years, from 5th April 1817	First year a Peppercorn, and afterwards 21 2 — per annum — —	- Nil. -	21 2 —	- - Do.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.	LESSEES.
1818.			
February	- 19	A Plot of Ground on the North side of Pall Mall, with the Messuage thereon, numbered 19 in that Street - - - }	Ann Elizabeth Wagner - - - } (on the nomination of James Burton)
March	- 12	A Plot of Ground on the East side of Market-lane, with the Messuages, Shops, and Buildings thereon, numbered respectively 2 to 33 inclusive, in St. James's Market - - - }	James Burton - - - }
April	- 22	A Plot of Ground on the North side of Pall-Mall, with the Messuage thereon, numbered 6 in that Street, and an Exhibition Room, behind the same - }	Samuel Paynter - - - } (on the nomination of James Burton)
—	30	A Plot of Ground on the East side of Waterloo Place, with the Messuage thereon, numbered 2, in Waterloo Place - - - }	Philip Cooper - - - }
June	- 3	A Plot of Ground on the North side of Pall Mall, with the Messuage thereon, numbered 8, in that Street - - - }	John Buckmaster - - - } (on the nomination of James Burton and Samuel Baxter)
—	18	A Plot of Ground on the North side of Pall Mall, with the Messuage thereon, number 18, in that Street - - - }	John Andrews - - - } (on the nomination of James Burton)
December	- 10	A Plot of Ground on the East side of Waterloo Place, with the Messuage thereon, numbered 3, in Waterloo Place; and a Vault or Cellar under the Great Room, behind No. 6, Pall Mall - - - }	Francis, Charles, and John Rivington - } (on the nomination of James Burton)
—	24	A Plot of Ground on the West side of Waterloo Place, with the Messuage thereon, numbered 12, in Waterloo Place - - - }	John Fielder - - - } (on the nomination of James Burton)
—	30	A Messuage, No. 53, on the West side of the Haymarket - - - }	Richard Bruce - - - } (on the nomination of James Burton)
—	31	A Plot of Ground on the East side of Waterloo Place, with the Messuage thereon, numbered 8, Waterloo Place - - - }	John Fildes - - - } (on the nomination of James Burton)
1819.			
February	- 20	A Plot of Ground on the East side of Swallow Passage, with a Messuage thereon - - - }	Nathaniel Chantry - - - } (on the nomination of Samuel Baxter)
—	20	A Messuage No. 2. on the East side of Swallow Passage - - - }	Nathaniel Chantry - - - }
March	- 11	A Plot of Ground in the South-west quarter of the Circus in Oxford-street with the Messuage thereon, being the centre house of the said quarter - }	Jonathan Courtney - - - } (on the nomination of Samuel Baxter)
—	16	A Messuage, No. 333, on the South side of Oxford-street - - - }	John Saunders - - - }
—	17	A Plot of Ground on the South side of Oxford-street, with a Messuage thereon, numbered 325, in that Street - - - }	The Directors and Trustees of the Hope Assurance Company (on the nomination of Samuel Baxter) - - - }

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued.

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th July 1815 — — {	First year and a quarter a Peppercorn, and afterwards 168 — — per annum — —	First year and a quarter a Peppercorn, and afterwards 7 2 — per annum — —	175 2 — {	Cost of rebuilding, or repairing and altering the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th April 1817 — — {	First year a Peppercorn, and afterwards 24 — — per annum — —	— Nil. —	24 — — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th April 1817 — — {	First year a Peppercorn, and afterwards 52 10 — per annum — —	First year a Peppercorn, and afterwards 9 10 — per annum — —	62 — —	— — Do.
99 years, from 5th April 1817 — — {	First year a Peppercorn, and afterwards 109 4 — per annum — —	First year a Peppercorn, and afterwards 7 4 9 per annum — —	116 8 9	— — Do.
99 years, from 5th April 1817 — — {	First year a Peppercorn, and afterwards 72 9 — per annum — —	First three quarters of a year a Peppercorn, and afterwards 6 — — per annum — —	78 9 —	— — Do.
99 years, from 5th July 1815 — — {	First 3 years a Peppercorn, and afterwards 200 — — per annum — —	First 3 years a Peppercorn, and afterwards 12 12 — per annum — —	212 12 —	— — Do.
99 years, from 5th April 1817 — — {	First year and three quarters a Peppercorn, and afterwards 157 10 — per annum — —	First year and three quarters a Peppercorn, and afterwards 11 15 — per annum — —	169 5 —	— — Do.
99 years, from 5th July 1815 — — {	First 3 years and a half a Peppercorn, and afterwards 100 — — per annum — —	First 3 years and a half a Peppercorn, and afterwards 17 10 — per annum — —	117 10 —	— — Do.
99 years, from 5th April 1817 — — {	78 15 — per annum — —	— Nil. —	78 15 — {	Cost of altering and repairing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th July 1815 — — {	First 3 years a Peppercorn, and afterwards 147 — — per annum — —	First 3 years a Peppercorn, and afterwards 11 5 — per annum — —	158 5 — {	Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th July 1818 — — {	First 2 years a Peppercorn, and afterwards 4 4 — per annum — —	— Nil. —	4 4 —	— — Do.
31 years, (wanting 12 days) from 5th April 1818 — — {	First half year a Peppercorn, and afterwards 31 — — per annum — —	— Nil. —	31 — — {	£930. and cost of insuring the Premises, in a sum equal to two-thirds of their value.
99 years, from 5th Jan. 1818 — — {	First 2 years a Peppercorn, and afterwards 89 5 — per annum — —	— Nil. —	89 5 — {	Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
21 years, from 10th Oct. 1818 — — {	120 — — per annum — —	— Nil. —	120 — — {	Assignment to His Majesty, of the House No. 331, Oxford-street, cost of repairing the Premises demised, and insuring the same in their full value.
99 years, from 5th July 1818 — — {	First 2 years a Peppercorn, and afterwards 13 — — per annum — —	— Nil. —	13 — — {	Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.



No. 25. A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.			PREMISES.	LESSEES.
1819.				
March	-	27	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the fifth house northwards from Princes street, including the corner house	Neville Butler Chaloner (on the nomination of Samuel Baxter)
—		30	A Plot of Ground in the South-west quarter of Regent Circus, Oxford-street, with the Messuage thereon, being the corner house of the said quarter and Oxford-street	Brookes Hinton (on the nomination of Samuel Baxter)
May	-	22	A Messuage, No. 125, on the South side of Jermyn-street	George Gilbert (on the nomination of James Burton)
—		29	A Plot of Ground on the North side of Pall Mall, and East side of Waterloo-place, with the Messuage thereon, numbered 1, Waterloo-place	John Strongitharm
June	-	26	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the fourth house northwards from Princes street, including the corner house	Samuel Baxter
July	-	22	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the third house northwards from Princes-street, including the corner house	Samuel Baxter
August	-	4	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the second house northwards from Princes-street, including the corner house	Samuel Baxter
—		4	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the North-east corner house of Princes-street and Regent-street	Samuel Baxter
—		10	A Plot of Ground on the East side of Regent-street, and South side of Carlton-street, with the Messuages thereon, known as the " Carlton Chambers "	James Burton
September	-	4	A Plot of Ground on the South side of Oxford-street, and in the South-east quarter of the Circus there, with the Messuage thereon, numbered 332, Oxford-street	George Cornell (on the nomination of Samuel Baxter)
—		4	A Plot of Ground on the South-east quarter of the Circus in Oxford-street, with the Messuage thereon, being the first house in the said quarter southwards from Oxford-street, including the corner house	George Cornell (on the nomination of Samuel Baxter)
—		30	A Messuage, No. 136, on the South side of Jermyn-street	Thomas Try (on the nomination of James Burton)
—		30	A Plot of Ground on the South side of Jermyn-street and West side of Market-lane, with four Messuages thereon, numbered respectively 137 & 138 in Jermyn street, and 26 & 27 Market-lane	Thomas Turner (on the nomination of James Burton)
October	-	9	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the third house southwards from the Circus in Oxford-street, including the corner house	Joseph Faulder (on the nomination of Samuel Baxter)
—		9	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the fourth house southwards from the Circus in Oxford-street, including the corner one	Joseph Faulder (on the nomination of Samuel Baxter)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued. No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th January 1818	{ First 2 years a Pepper- corn, and afterwards 89 5 — per annum — }	- Nil. -	89 5 —	{ Cost of erecting and completing the premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th January 1818	{ First 2 years a Pepper- corn, and afterwards 89 5 — per annum — }	- Nil. -	89 5 —	- - Do.
99 years, from 10th October 1818	{ 35 — — per annum — }	{ 3 5 — per annum — }	38 5 —	{ Cost of repairing the Premises, and insuring the same, in a sum equal to two thirds of their value.
99 years, from 10th October 1816	{ First 3 years and a half 3 15 — per ann. and afterwards 130 — — per annum — }	{ First year a Peppercorn, and afterwards 6 2 4 per annum — }	136 2 4	{ Assignment to His Majesty, of Premises at the corner of St. Alban's street and Pall Mall, and cost of insuring the Premises demised in a sum equal to two-thirds of their value.
99 years, from 5th January 1818	{ First 2 years a Pepper- corn, and afterwards 89 5 — per annum — }	- Nil. -	89 5 —	{ Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th January 1818	{ First 2 years a Pepper- corn, and afterwards 89 5 — per annum — }	- Nil. -	89 5 —	- - Do.
99 years, from 5th January 1818	{ First 2 years a Pepper- corn, and afterwards 89 5 — per annum — }	- Nil. -	89 5 —	- - Do.
99 years, from 5th January 1818	{ First 2 years a Pepper- corn, and afterwards 89 5 — per annum — }	- Nil. -	89 5 —	- - Do.
99 years, from 5th July 1818	{ First 2 years a Pepper- corn, and afterwards 163 16 — per annum — }	{ First 2 years a Pepper- corn, and afterwards 20 — — per annum — }	183 16 —	- - Do.
99 years, from 5th April 1819	{ First 2 years a Pepper- corn, and afterwards 41 12 — per annum — }	- Nil. -	41 12 —	- - Do.
99 years, from 5th April 1819	{ First 2 years a Pepper- corn, and afterwards 53 8 — per annum — }	- Nil. -	53 8 —	- - Do.
98 years, from 5th April 1819	{ 42 — — per annum — }	{ 3 10 — per annum — }	45 10 —	{ Cost of repairing the Premises and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th April 1819	{ First 21 years 110 — — per ann. and afterwards 87 — — per annum — }	{ 9 16 — per annum — }	96 16 —	{ Cost of rebuilding the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th April 1819	{ First 2 years a Pepper- corn, and afterwards 10 — — per annum — }	- Nil. -	10 — —	{ Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th April 1819	{ First 2 years a Pepper- corn, and afterwards 10 — — per annum — }	- Nil. -	10 — —	- - Do.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.	PREMISES.	LESSEES.
1819.		
October - 9	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the fifth house southwards from the Circus in Oxford-street	Joseph Faulder (on the nomination of Samuel Baxter)
- - 9	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the sixth house southwards from the Circus in Oxford-street	Joseph Faulder (on the nomination of Samuel Baxter)
- - 26	A Plot of Ground on the South side of the Quadrant and East side of Vine-street, with the Messuages thereon	Thomas White (on the nomination of John Nash)
November - 25	A Messuage, No. 135, on the South side of Jermyn-street	James Donaldson (on the nomination of James Burton)
- - 25	A Messuage, No. 134, on the South side of Jermyn-street	John Bunker (on the nomination of James Burton)
December - 8	A Plot of Ground in the North-east quarter of Regent Circus, Piccadilly, with four Messuages thereon, being the first and second houses northwards from Piccadilly, and the houses numbered respectively 7 & 8 in that Street	Samuel Baxter
- - 8	A Plot of Ground in the North-east quarter of Regent Circus, Piccadilly, with the Messuage thereon, being the third house northwards from Piccadilly	John Woodward (on the nomination of Samuel Baxter)
- - 9	A Plot of Ground on the West side of the Haymarket, with the Messuages thereon, numbered respectively 62, 63, 64 & 65 in that Street, and 1, 18, 17, 16 & 15 in Market-lane	James Depree
- - 22	A Messuage, No. 3, on the West side of Swallow-street	William Davis
December - 31	A Plot of Ground on the East side of Swallow-street and North side of Princes-street, with the Messuage thereon, known as "The Princess Charlotte" Public House	Robert Raddon (on the nomination of Samuel Baxter)
1820.		
January - 10	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the first house southwards from the Circus in Oxford-street	Samuel Baxter
- - 10	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the second house southwards from Regent Circus, Oxford-street	Samuel Baxter
- - 10	A Plot of Ground in the South-east quarter of Regent Circus, Oxford-street, with the Messuage thereon, being the first house in the said quarter northwards from Regent-street	Samuel Baxter
- - 20	A Plot of Ground in the North-west quarter of Regent Circus, Piccadilly, with a Messuage thereon, being a corner house of the said Circus and Piccadilly	Samuel Baxter
- - 29	A Plot of Ground on the North side of Norris-street, and East side of Market-lane, St. James, with the Messuages thereon, numbered respectively 6, 7, and 8, in Norris-street	James Burton

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued.

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th April 1819	First 2 years a Pepper- corn, and afterwards 10 — — per annum —	— Nil. —	10 — —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th April 1819	First 2 years a Pepper- corn, and afterwards 10 — — per annum —	— Nil. —	10 — —	— — Do.
99 years, from 5th April 1819	First year 102 — — and afterwards 220 — — per annum —	First year a Peppercorn, and afterwards 12 — — per annum —	232 — —	Assignment to His Majesty, of part of the said Premises, and cost of erecting and completing other part thereof, and insuring the whole in a sum equal to two-thirds of their value.
92 years and a half, from 10th October 1824	42 — — per annum —	3 10 — per annum —	45 10 —	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
87 years, from 5th January 1831	52 10 — per annum —	3 10 — per annum —	56 — —	— — Do.
99 years, from 5th July 1819	First 2 years a Pepper- corn, and afterwards 169 1 — per annum —	First 2 years a Pepper- corn, and afterwards 21 3 9 per annum —	190 4 9	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th July 1819	First 2 years a Pepper- corn, and afterwards 42 — — per annum —	First 2 years a Pepper- corn, and afterwards 5 5 — per annum —	47 5 —	— — Do.
99 years, from 5th April 1816	First 5 years 25 — — per ann. and afterwards 80 — — per annum —	— Nil. —	80 — —	£2,760, and cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
21 years, from 5th January 1819	70 — — per annum —	— Nil. —	70 — —	Cost of repairing the Premises, and insuring the same in the sum of £400.
99 years, from 5th January 1818	First 2 years a Pepper- corn, and afterwards 40 — — per annum —	— Nil. —	40 — —	Cost of erecting and completing the Premises, and insuring the Premises in a sum equal to two-thirds of their value.
99 years, from 5th April 1819	First 2 years a Pepper- corn, and afterwards 71 12 — per annum —	— Nil. —	71 12 —	— — Do.
99 years, from 5th April 1819	First 2 years a Pepper- corn, and afterwards 70 — — per annum —	First 2 years a Pepper- corn, and afterwards 5 5 — per annum —	75 5 —	— — Do.
99 years, from 5th April 1819	First 2 years a Pepper- corn, and afterwards 70 — — per annum —	— Nil. —	70 — —	— — Do.
99 years, from 10th October 1819	First 2 years a Pepper- corn, and afterwards 12 12 — per annum —	First 2 years a Pepper- corn, and afterwards 7 — — per annum —	19 12 —	— — Do.
93 years, from 5th April 1823	First year a Peppercorn and afterwards 50 — — per annum —	— Nil. —	50 — —	— — Do.



No. 25.

A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.	PREMISES.	LESSEES.
1820.		
January - 29.	A Plot of Ground on the East side of Regent-street, with the Messuages thereon, being the second, third, fourth, and fifth houses respectively in Regent-street, northwards from Charles-street, including the corner house	James Burton - - - - }
— 31	A Messuage on the West side of Warwick-street and North side of Glass-house-street, numbered 1 in the latter Street - - - }	George Gibson - - - - }
March - 13	A Messuage No. 2, on the East side of Air-street - - -	Charles Sims - - - - }
— 16	A Plot of Ground on the West side of Regent-street, with a Messuage thereon, adjoining northwards to Saint Philip's Chapel - - }	Samuel Baxter - - - - }
— 21	A Plot of Ground in the South-west quarter of Regent Circus, Oxford-street, with the Messuage thereon, being the corner house of the said Circus and Regent-street - - - }	Samuel Baxter - - - - }
— 21	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the sixth house northwards from Princes-street, including the corner house - - - }	Samuel Baxter - - - - }
— 21	A Plot of Ground on the East side of Regent-street, with the Messuages thereon, being the second and third houses respectively in the said Street, northwards, from the Circus in Piccadilly - - - }	Samuel Baxter - - - - }
— 21	A Plot of Ground on the East side of Regent-street, and South-west side of Tichborne-street, with the Messuages thereon, numbered respectively in Regent-street, and 24 in Tichborne-street - - }	Samuel Baxter - - - - }
May - 1	A Plot of Ground on the North side of Charles-street, with a Messuage thereon, being a Public-house - - - }	Elizabeth Thornton, Rice Jones, and George Thompson, executrix and executors of Richard Thornton, deceased - - - }
June - 6	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being N <sup>o</sup> 18 in that Street - - - }	Henry Richardson - - - - } (on the nomination of James Burton)
— 21	A Plot of Ground on the West side of Saint Albans-place, with three Messuages thereon, numbered respectively 14, 15, and 16, in Saint Albans-place	George Thompson - - - - }
— 29	A Plot of Ground on the South side of Jermyn-street and West side of the Haymarket, with two Messuages thereon, respectively known as the Black Horse Public-house, in the Haymarket, and N <sup>o</sup> 144 in Jermyn-street - }	Joseph and Thomas Brindley - - - } (on the nomination of James Burton)
July - 1	A Plot of Ground on the South side of Jermyn street, and two Plots behind the same, with a Messuage numbered 126 in that Street, and sundry Coach-houses and Stables thereon - - - }	Henry Wells - - - - } (on the nomination of James Burton)
— 4	A Plot of Ground in the South-west quarter of Regent Circus, on the West side of Regent-street, South side of Piccadilly, and North side of Jermyn-street, with ten Messuages thereon - - - }	Edward Frisby Howis - - - }
— 4	A Plot of Ground in the South-east quarter of Regent Circus, on the East side of Regent-street, South side of Piccadilly, and North side of Jermyn-street, with seven Messuages thereon - - - }	Edward Frisby Howis - - - }

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—*continued.*

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th April 1819	{ First 2 years a Peppercorn, and afterwards 333 18 — per annum — }	{ First 2 years a Peppercorn, and afterwards 38 — — per annum — }	371 18 —	{ Cost of erecting and completing the premises, and insuring the premises, in a sum equal to two-thirds of their value.
21 years, from 5th July 1824	{ 70 — — per annum — }	{ 2 15 — per annum — }	72 15 —	{ Cost of repairing the Premises, and insuring the same, in a sum equal to their full value.
23 years & a quarter, from 5th July 1819	{ 70 — — per annum — }	— Nil. —	70 — —	{ Assignment to His Majesty, of Premises in Air-street, and cost of repairing the Premises demised.
99 years, from 5th April 1819	{ First 2 years a Peppercorn, and afterwards 45 3 — per annum — }	{ First 2 years a Peppercorn, and afterwards 5 5 — per annum — }	50 8 —	{ Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th January 1818	{ First 2 years a Peppercorn, and afterwards 89 5 — per annum — }	{ First 2 years a Peppercorn, and afterwards 5 5 — per annum — }	94 10 —	— — Do.
99 years, from 5th January 1818	{ First 2 years a Peppercorn, and afterwards 89 5 — per annum — }	{ First 2 years a Peppercorn, and afterwards 5 5 — per annum — }	94 10 —	— — Do.
99 years, from 5th January 1820	{ First 2 years a Peppercorn, and afterwards 61 — — per annum — }	{ First 2 years a Peppercorn, and afterwards 7 5 9 per annum — }	68 5 9	— — Do.
99 years, from 5th January 1820	{ First 2 years a Peppercorn, and afterwards 61 — — per annum — }	{ First 2 years a Peppercorn, and afterwards 8 — — per annum — }	69 — —	{ Cost of erecting, altering, and repairing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th July 1816	{ First 2 years a Peppercorn, and afterwards 60 8 — per annum — }	{ First year and three quarters a Peppercorn, and afterwards 4 15 — per annum — }	65 3 —	{ Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th January 1819	{ First year and a half a Peppercorn, and afterwards 54 10 — per annum — }	{ First year and a half a Peppercorn, and afterwards 5 10 — per annum — }	60 — —	— — Do.
99 years, from 5th January 1818	{ First year a Peppercorn, and afterwards 24 — — per annum — }	{ First quarter of a year a Peppercorn, and afterwards 3 11 — per annum — }	27 11 —	— — Do.
99 years, from 10th October 1819	{ 60 — — per annum — }	— Nil. —	60 — —	{ Cost of taking down and rebuilding the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th April 1819	{ First 2 years a Peppercorn, and afterwards 65 13 3 per annum — }	{ First 2 years a Peppercorn, and afterwards 6 — — per annum — }	71 13 3	{ Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
99 years, from 5th January 1819	{ First 2 years and a quarter 142 14 10½ for the next 7 years 202 19 6 per annum; for the next 3 years and a half 296 17 6 per annum; for the next 28 years 368 — — per ann.; and afterwards 397 8 6 per annum. }	{ 59 14 7 per annum — }	457 3 1	{ Cost of erecting, altering, and repairing the Premises, and insuring the same, in a sum equal to two-thirds of their value.
N. B. A further Rent of £80 per annum for ten years and a half, from Lady-day, 1820.				
99 years, from 10th October 1817	{ First 2 years a Peppercorn, and afterwards 244 13 — per annum — }	{ 40 14 8 per annum — }	285 7 8	{ Cost of erecting and completing the Premises, and insuring the same, in a sum equal to two-thirds of their value.



No. 25.

A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.	LESSEES.
1820.			
July	- 17	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the seventh house southwards from Regent Circus Oxford-street - - - - - }	Thomas Attwood and others - - - } (on the nomination of Samuel Baxter)
August	- 15	A Plot of Ground on the West side of Regent-street, and in the North-west quarter of Regent Circus, Piccadilly, with the Messuage thereon, being a corner house of the said Circus and Piccadilly - - - }	Samuel Baxter - - - }
-	- 15	A Plot of Ground in the North-west quarter of Regent Circus, Piccadilly, with the Messuage thereon, being the centre house of the said quarter - - - - - }	Samuel Baxter - - - }
September	- 1	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, known as "Warren's Hotel" - - - }	William Joseph Warren - - - }
-	- 7	A Plot of Ground on the North side of Piccadilly and South side of the Quadrant, with two Messuages thereon, numbered respectively 15 Piccadilly, and 59 in the Quadrant - - - }	Henry Hall, and Anthony Olddiss Bancks - } (on the nomination of John Nash)
-	- 13	A Plot of Ground on the South side of the Quadrant, with the Messuage thereon numbered 47, in the Quadrant - - - }	Samuel Baxter - - - } (on the nomination of John Nash)
-	- 13	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 52, in the Quadrant - - - }	Samuel Baxter - - - } (on the nomination of John Nash)
-	- 13	A Plot of Ground on the West side of Regent-street, and South side of the Quadrant, with the Messuage thereon, numbered 45, in Regent-street - - - }	Samuel Baxter - - - } (on the nomination of John Nash)
-	- 13	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 60, in the Quadrant - - - }	Samuel Baxter - - - } (on the nomination of John Nash)
-	- 20	A Messuage, No. 20, on the West side of Vine-street, known as the "Man in the Moon" Public-house - - - }	George Dixey - - - } (on the nomination of John Nash)
-	- 30	A Messuage, No. 133, on the South side of Jermyn-street - - - }	Adam Clark - - - } (on the nomination of James Burton)
October	- 5	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 20, in that Street - - - }	John Richardson - - - } (on the nomination of James Burton)
-	- 5	A Messuage, No. 18, on the West side of Warwick-street, Golden-square - - - }	Hector Campbell - - - } (on the nomination of James Burton)
November	- 3	A Messuage, No. 19, on the West side of Warwick-street, Golden-square - - - }	Samuel Hayhurst Lucas - - - } (on the nomination of James Burton)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued. No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th April 1819 — —	{ First 2 years a Pepper- corn, and afterwards 10 — — per annum; and a fur- ther Rent of 40 — — per annum, from 5 July 1820 }	- Nil. -	50 — —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 10th Oct. 1819 — —	{ First 2 years a Pepper- corn, and afterwards 63 — — per annum — — }	{ First 2 years a Pepper- corn, and afterwards 5 — — per annum — — }	68 — —	- - Do.
99 years from 10th Oct. 1819 —	{ First 2 years a Pepper- corn, and afterwards 63 — — per annum — — }	{ First 2 years a Pepper- corn, and afterwards 5 7 2 per annum — — }	68 7 2	- - Do.
99 years, from 5th April 1816 — —	{ First 2 years a Pepper- corn, and afterwards 470 — — per annum — — }	{ First year and three quarters a Peppercorn, and afterwards 18 19 6 per annum — — }	488 19 6	{ Assignment to His Majesty of three Houses numbered respectively 12 and 14 in Charles- street, and 26 St. Albans-street, and cost of insuring the Premises demised.
99 years, from 5th April 1820 — —	{ 130 13 — — per annum — — }	{ 5 10 — — per annum — — }	136 3 —	{ Assignment to His Majesty of certain Pre- mises in Piccadilly, cost of repairing part of the Premises demised, and erecting and com- pleting other part thereof, and insuring the whole in a sum equal to two-thirds of their value.
99 years, from 5th July 1819 — —	{ First year a Peppercorn, and afterwards 51 9 — — per annum — — }	{ First year a Peppercorn, and afterwards 4 4 0 — — per annum — — }	55 13 —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th Jan. 1819 — —	{ First year a Peppercorn, and afterwards 77 14 — — per annum — — }	{ First year a Peppercorn, and afterwards 6 16 6 — — per annum — — }	84 10 6	- - Do.
99 years, from 5th July 1819 — —	{ First year a Peppercorn, and afterwards 63 — — per annum — — }	{ First year a Peppercorn, and afterwards 5 8 — — per annum — — }	68 8 —	- - Do.
99 years, from 5th Jan. 1819 — —	{ First year a Peppercorn, and afterwards 59 17 — — per annum — — }	{ First year a Peppercorn, and afterwards 5 15 6 — — per annum — — }	65 12 6	- - Do.
99 years, from 5th April 1820 — —	{ 84 — — per annum — — }	{ 2 15 — — per annum — — }	86 15 —	—
99 years, from 5th July 1818 — —	{ 63 — — per annum — — }	{ 2 15 — — per annum — — }	65 15 —	{ Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th Jan. 1819 — —	{ First year and three quarters a Peppercorn, and afterwards 60 — — per annum — — }	{ First year and three quarters a Peppercorn, and afterwards 5 10 — — per annum — — }	65 10 —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th July 1820 — —	{ First quarter a Pep- percorn, and afterwards 25 — — per annum — — }	{ First quarter a Pepper- corn, and afterwards 2 10 — — per annum — — }	27 10 —	{ Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th April 1819 — —	{ 63 — — per annum — — }	{ 5 — — per annum — — }	68 — —	- - Do.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.	LESSEES.
1820.			
November	8	A Plot of Ground on the South side of Heddon-court, and a Messuage thereon, numbered 14, in the said court, known as "the Crown" Public House	John Minchener (on the nomination of James Burton)
—	9	A Messuage, No. 17, on the West side of Warwick-street, Golden-square	Stephen Penny (on the nomination of James Burton)
—	21	A Plot of Ground on the South side of Jermyn-street and North side of Crown and Sceptre-court, with two Messuages thereon, being the third house in Jermyn-street eastward from Saint James's-street; and a House in Crown and Sceptre-court, behind the same	James Chambers (on the nomination of Samuel Baxter)
December	1	A Plot of Ground on the South side of Jermyn-street, and North side of Crown and Sceptre-court, with the Messuage thereon, being the second house in Jermyn-street eastwards from Saint James's-street, including the corner house	Samuel Baxter
—	1	A Plot of Ground on the South side of Jermyn-street, with the Messuage thereon, being the fourth house eastwards from Saint James's-street, including the corner house	Samuel Baxter
—	1	A Plot of Ground on the South side of Jermyn-street, with the Messuage thereon, being the fifth house eastwards from Saint James's-street, including the corner house	Samuel Baxter
—	13	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 62 in the Quadrant	Samuel Baxter (on the nomination of John Nash)
—	15	A Plot of Ground in the North-west quarter of Regent Circus, Oxford-street, with the Messuage thereon, being the first house in the said Circus northwards, from Oxford-street	William Churton (on the nomination of Samuel Baxter)
—	20	A Plot of Ground on the East side of Regent-street, with three Messuages thereon, being the first, second, and third houses southwards from Great Castle-street, including the corner house	Joseph Faulder (on the nomination of Samuel Baxter)
—	23	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the second house southwards from Saint Philip's Chapel	John Howell (on the nomination of Joseph and Martin Stutely)
—	23	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the third house southwards from Saint Philip's Chapel	John Howell (on the nomination of Joseph and Martin Stutely)
—	29	Three Messuages on the West side of Vine-street, numbered respectively 33, 34, and 35, in that Street	John Nash
—	29	Two Messuages numbered respectively 36 and 37, on the South side of Marylebone-street	John Nash
—	30	Two Messuages numbered respectively 34 and 35, on the South side of Marylebone-street	Hugh Beavan
—	30	A Plot of Ground on the North side of Pall Mall, with the Messuage thereon, numbered 7 in that Street	John Buckmaster (on the nomination of James Burton and James Wyatt)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c.121.—continued. No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 10th October 1820, - {	31 10 — per annum - - }	2 — — per annum - - }	33 10 — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th July 1820 - - {	50 — — per annum - - }	2 10 — per annum - - }	52 10 — {	Assignment to His Majesty, of a Lease of the Premises, and cost of repairing and insuring the same.
99 years, from 10th October 1819 - {	First 2 years a Pepper- corn, and afterwards 25 — — per annum - - }	- Nil. -	25. — — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 10th October 1819 - {	First 2 years a Pepper- corn, and afterwards 23 — — per annum - - }	- Nil. -	23 — —	- - Do.
99 years, from 10th October 1819 - {	First 2 years a Pepper- corn, and afterwards 44 — — per annum - - }	- Nil. -	44 — —	- - Do.
99 years, from 10th October 1819 - {	First 2 years a Pepper- corn, and afterwards 36 — — per annum - - }	- Nil. -	36 — —	- - Do.
99 years, from 5th Ja- nuary 1819 - {	First year a Peppercorn, and afterwards 59 17 — per annum - - }	First year a Peppercorn, and afterwards 5 15 6 per annum - - }	65 12 6	- - Do.
99 years, from 5th July 1819 - - {	First 2 years a Pepper- corn, and afterwards 20 — — per annum - - }	First 2 years a Pepper- corn, and afterwards — 3 — per annum - - }	20 3 —	- - Do.
99 years, from 5th April 1820 - - {	First 2 years a Pepper- corn, and afterwards 30 — — per annum - - }	First 2 years a Pepper- corn, and afterwards — 4 6 per annum - - }	30 4 6	- - Do.
99 years, from 10th October 1818 - {	First 2 years a Pepper- corn, and afterwards 81 18 — per annum - - }	First 2 years a Pepper- corn, and afterwards 9 11 — per annum - - }	91 9 —	- - Do.
99 years, from 10th October 1818 - {	First 2 years a Pepper- corn, and afterwards 75 12 — per annum - - }	First 2 years a Pepper- corn, and afterwards 8 16 6 per annum - - }	84 8 6	- - Do.
99 years, from 5th April 1820 - - {	First year a Peppercorn, and afterwards 90 — — per annum - - }	First year a Peppercorn, and afterwards 6 10 — per annum - - }	96 10 — {	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th Ja- nuary 1819 - {	First year a Peppercorn, and afterwards 80 — — per annum - - }	First year a Peppercorn, and afterwards 7 — — per annum - - }	87 — —	- - Do.
40 years, from 5th April 1818 - - {	140 — — per annum - - }	First year and a quarter a Peppercorn, and afterwards 6 8 — per annum - - }	146 8 —	- - Do.
99 years, from 5th April 1817 - - {	First year a Peppercorn, and afterwards 105 — — per annum - - }	First year a Peppercorn, and afterwards 7 — — per annum - - }	112 — — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.



No. 25.

A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.	PREMISES.	LESSEES.
1821.		
January - 20	A Plot of Ground on the West side of Regent street with the Messuage thereon, being the South west corner house of Great Castle-street, Cavendish-square and Regent-street - - - - }	Thomas Chandless - - - - } (on the nomination of Samuel Baxter)
— 20	A Messuage, N <sup>o</sup> 96, on the West side of King-street, Golden-square - - - - }	Joseph Grout - - - - } (on the nomination of James Burton, John Robins, and David Jonathan)
February - 1	A Plot of Ground on the North side of Oxford-street, with the Messuage thereon, numbered 118, in that Street - - - - }	William Dunnell - - - - } (on the nomination of Samuel Baxter)
— 10	A Plot of Ground on the South side of Oxford-street and West side of Swallow Passage, with two Messuages thereon, numbered respectively 323 and 324, in that Street - - - - }	James Zealey - - - - }
— 13	A Messuage, N <sup>o</sup> 46, on the South side of Mortimer-street, Cavendish-square - - - - }	{ George Ward - - - - } (on the nomination of Samuel Baxter)
— 14	A Plot of Ground on the East side of Waterloo-place, with the Messuage thereon, N <sup>o</sup> 9, Waterloo Place - - - - }	Ann Smith - - - - } (on the nomination of James Burton)
— 27	A Plot of Ground on the East side of Waterloo-place, with the Messuages thereon, numbered respectively 5 and 6, Waterloo-place - - - - }	Samuel Paynter - - - - } (on the nomination of James Burton)
March - 1	A Plot of Ground on the East side of Regent-street, and South side of Jer-myn-street, with the Messuage thereon, numbered 22, in Regent-street - - - - }	John Wilson Allen - - - - } (on the nomination of James Burton)
— 5	A Plot of Ground on the North side of Beak-street, with the Messuage thereon, numbered 5 in that Street - - - - }	Thomas Wheable - - - - } (on the nomination of James Burton, John Robins, and David Jonathan)
— 20	A Plot of Ground on the North side of Piccadilly, and South side of the Quadrant, with two Messuages thereon, numbered respectively 12 in Piccadilly, and 53 in the Quadrant - - - - }	Richard Moseley - - - - } (on the nomination of John Nash)
— 29	A Plot of Ground on the East side of Regent-street, and the Messuage thereon, numbered 194 in the said Street - - - - }	William Brownley - - - - } (on the nomination of James Burton)
— 30	A Plot of Ground on the North side of the Quadrant, and three Messuages thereon, numbered respectively 74 and 76 in the Quadrant, and 19 in Air-street - - - - }	John Nash - - - - }
— 30	A Plot of Ground on the South side of the Quadrant, with three Messuages thereon, numbered respectively 65 and 67 in the Quadrant, and 26 in Air-street - - - - }	John Nash - - - - }
— 30	Two Plots of Ground on the East and West sides respectively of Air-street, with two Messuages thereon, being N <sup>o</sup> 9 and 18 in the said Street. - - - - }	John Nash - - - - }
— 31	A Plot of Ground on the East side of Langham-place - - - - }	{ James Lillyman Caldwell - - - - } (on the nomination of the Executors of Charles Wyatt, deceased)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—*continued.*

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th April 1820	{ First 2 years a Pepper- corn, and afterwards 10 — — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 2 6 per annum — }	10 2 6	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th April 1820	{ 40 — — per annum — }	{ 3 5 — per annum — }	43 5 —	{ Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1819	{ First 2 years a Pepper- corn, and afterwards 85 — — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 10 — per annum — }	85 10 —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 10th October 1819	{ First year a Peppercorn, second year 35 — — and afterwards 70 — — per annum. }	{ — Nil. — }	70 — —	{ — — — Do.
99 years, from 10th October 1820	{ First 2 years a Pepper- corn, and afterwards 10 — — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 7 6 per annum — }	10 7 6	{ £720, and cost of repairing the Premises, and in- suring the same in a sum equal to two-thirds of their value.
99 years, from 10th October 1816	{ First 4 years and a half a Peppercorn, and after- wards 142 — — per annum — }	{ First 4 years and a half a Peppercorn, and afterwards 11 15 — per annum — }	153 15 —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th April 1817	{ First 3 years and three quarters a Peppercorn, and afterwards 75 — — per annum — }	{ First 3 years and three quarters a Peppercorn, and afterwards 25 15 — per annum — }	100 15 —	{ — — — Do.
99 years, from 5th January 1819	{ First 2 years a Pepper- corn, and afterwards 98 14 — per annum — }	{ First 2 years a Pepper- corn, and afterwards 10 — — per annum — }	108 14 —	{ — — — Do.
99 years, from 5th April 1820	{ First year a Pepper- corn, and afterwards 50 — — per annum — }	{ First year a Pepper- corn, and afterwards 7 10 — per annum — }	57 10 —	{ — — — Do.
99 years, from 5th April 1819	{ First year a Pepper- corn, and afterwards 97 13 — per annum — }	{ First year a Pepper- corn, and afterwards 8 — — per annum — — }	105 13 —	{ — — — Do.
99 years, from 10th October 1820	{ First 3 quarters a Pep- percorn, and afterwards 50 — — per annum — }	{ First 3 quarters a Pep- percorn, and afterwards 4 10 — per annum — }	54 10 —	{ — — — Do.
99 years, from 5th January 1819	{ First year a Pepper- corn, and afterwards 254 2 — per annum — }	{ First year a Pepper- corn, and afterwards 10 10 — per annum — }	264 12 —	{ — — — Do.
99 years, from 5th July 1819	{ First year a Pepper- corn, and afterwards 211 15 — per annum — }	{ First year a Pepper- corn, and afterwards 11 — — per annum — — }	222 15 —	{ Cost of erecting and completing the two Messuages in the Quadrant, and repairing the house in Air- street, and insuring the whole in a sum equal to two-thirds of their value.
99 years, from 5th January 1818	{ First year a Pepper- corn, and afterwards 60 — — per annum — }	{ First year a Peppercorn, and afterwards 6 — — per annum — }	66 — —	{ Cost of erecting one of the said Houses, and repair- ing the other, and of insuring both.
99 years, from 5th July 1816	{ First year a Peppercorn, next 3 years and three quarters 375 — — and afterwards 10 — — per annum — }	{ — Nil. — }	10 — —	{ £1,620.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.	PREMISES.	LESSEES.
1821.		
March - 31	A Plot of Ground on the East side of Langham-place, with a Messuage thereon - - - - -	Anthony Carlisle - - - (on the nomination of the Executors of Charles Wyatt, deceased)
- - 31	A Plot of Ground on the East side of Regent-street, with a Messuage thereon being the fourth house southwards from Great Castle-street, including the corner house - - - - -	John Campbell - - - (on the nomination of Samuel Baxter)
April - 21	Two Messuages, numbered respectively 3 and 4, on the North side of Glass-house-street - - - - -	John Jennings - - - (on the nomination of James Burton)
- - 21	A Plot of Ground on the East side of Regent-street, with a Messuage thereon, being the third house northwards from Leicester-street, including the corner house - - - - -	Launcelot Burton - - - (on the nomination of James Burton)
May - 3	A Plot of Ground on the East side of Saint James-street, with the Messuage thereon, numbered 38 in that street - - - - -	Samuel Baxter - - -
- - 3	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 58 in the Quadrant - - - - -	Edward May and Aaron Morritt - - (on the nomination of John Nash)
- - 3	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 56 in the Quadrant - - - - -	Edward May and Aaron Morritt - - (on the nomination of John Nash)
- - 3	A Plot of Ground on the West side of Regent street, with the Messuage thereon, being the sixth house southward from Great Castle-street, including the corner house - - - - -	Samuel Baxter - - -
- - 3	Two Plots of Ground on the South side of the Quadrant, with three Messuages thereon, numbered respectively 85, 87, and 93, in the Quadrant - - - - -	John Nash - - -
- - 3	A Plot of Ground on the North-east side of the Quadrant, with a Messuage thereon, numbered 104, in the Quadrant - - - - -	John Nash - - -
- - 5	A Plot of Ground on the South side of the Quadrant, with the Messuage thereon, numbered 83 in the Quadrant - - - - -	John Nash - - -
- - 19	A Plot of Ground on the North side of Leicester-street, with the Messuage thereon, numbered 2 in that street - - - - -	William Jeffreys - - - (on the nomination of James Burton)
- - 29	A Messuage, numbered 29, on the North side of Margaret-street, Caven dish-square - - - - -	Joseph Hobbs - - - (on the nomination of Samuel Baxter)
June - 18	A Messuage, numbered 39, on the West side of Warwick-street, Golden-square - - - - -	William Sawyer - - -
- - 23	A Plot of Ground on the South side of Major Foubert's Passage, with two Messuages thereon, being the second and third houses eastwards from Regent-street, including the corner house - - - - -	John James - - - (on the nomination of James Burton)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued.

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th July 1816	First year a Peppercorn, next 3 years $\frac{1}{4}$ 375 — — and afterwards 100 — — per annum — —	— Nil. —	100 — —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th April 1820	First 2 years a Pepper- corn, and afterwards 58 16 — per annum — —	First 2 years a Pepper- corn, and afterwards — 2 6 per annum — —	58 18 6	— — Do.
99 years, from 5th July 1820	First year and a quarter a Peppercorn, and after- wards 80 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 5 — — per annum — —	85 — —	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1820	First year and a quarter a Peppercorn, and after- wards 60 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 3 10 — per annum — —	63 10 —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 10th October 1819	First 2 years a Pepper- corn, and afterwards 66 3 — per annum — —	— Nil. —	66 3 —	— — Do.
99 years, from 5th January 1819	First year a Peppercorn, and afterwards 59 17 — per annum — —	First year a Peppercorn, and afterwards 5 10 — per annum — —	65 7 —	— — Do.
99 years, from 5th January 1819	First year a Peppercorn, and afterwards 59 17 — per annum — —	First year a Peppercorn, and afterwards 4 10 — per annum — —	64 7 —	— — Do.
99 years, from 5th April 1820	First 2 years a Pepper- corn, and afterwards 61 10 — per annum — —	First 2 years a Pepper- corn, and afterwards — 2 6 per annum — —	61 12 6	— — Do.
99 years, from 5th April 1820	First year a Peppercorn, and afterwards 254 2 — per annum — —	First year a Peppercorn, and afterwards 12 — — per annum — —	266 2 —	— — Do.
99 years, from 5th April 1820	First year a Peppercorn, and afterwards 142 16 — per annum — —	First year a Peppercorn, and afterwards 6 10 — per annum — —	149 6 —	— — Do.
99 years, from 5th April 1820	First year a Peppercorn, and afterwards 92 8 — per annum — —	First year a Peppercorn, and afterwards 3 — — per annum — —	95 8 —	— — Do.
99 years, from 5th July 1820	First year a Peppercorn, and afterwards 25 — — per annum — —	First year a Peppercorn, and afterwards 2 — — per annum — —	27 — —	— — Do.
99 years, from 10th October 1820	First 2 years a Pepper- corn, and afterwards 47 5 — per annum — —	First 2 years a Pepper- corn, and afterwards — 3 — per annum — —	47 8 —	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
31 years, from 5th July 1823	60 — — per annum — —	2 3 — per annum — —	62 3 —	— — Do.
99 years, from 10th October 1820	First year a Peppercorn, and afterwards 42 — — per annum — —	First year a Peppercorn, and afterwards 3 — — per annum — —	45 — —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.	LESSEES.
June	1821 —	28 Two Plots of Ground on the East side of Regent-street, with two Messuages thereon, numbered respectively 140 and 146, in the said street }	Thomas Kennion — — — } (on the nomination of James Burton)
	—	28 A Plot of Ground on the East side of Regent street, with two Messuages thereon, numbered respectively 142 and 144 in the said street }	Thomas Kennion — — — } (on the nomination of James Burton)
	—	28 A Plot of Ground on the East side of Regent-street and North side of Glasshouse-street, with two Messuages thereon, numbered respectively 106 and 108 in Regent-street — — — }	Thomas Kennion — — — } (on the nomination of James Burton)
	—	28 A Plot of Ground on the East side of Regent-street, with two Messuages thereon, being the corner house of Regent-street and Margaret-street, and the house adjoining northwards thereto in Regent-street — — }	Thomas Chandless — — — } (on the nomination of Samuel Baxter)
	—	30 A Plot of Ground in the North-west quarter of Regent Circus, Oxford-street, with the Messuage thereon, being a corner house of that Circus and Regent-street — — — — }	Brookes Hinton — — — } (on the nomination of Samuel Baxter)
July	—	4 A Plot of Ground on the North side of Leicester-street with the Messuage thereon, being the Second house westwards from Regent-street, including the corner house — — — — }	Henry Tovey — — — } (on the nomination of James Burton)
	—	6 A Plot of Ground on the West side of Regent-street, with the Messuage thereon, numbered 17 in Regent-street — — — }	John Arthur — — — } (on the nomination of James Burton and James Wyatt)
	—	14 A Plot of Ground on the East side of Regent-street, with two Messuages thereon, numbered respectively 124 and 126 in that street — — }	Thomas Kennion — — — } (on the nomination of James Burton)
	—	14 Two Plots of Ground on the East side of Regent-street with two Messuages thereon, numbered respectively 148 and 152 in that Street — — }	Thomas Kennion — — — } (on the nomination of James Burton)
	—	14 A Plot of Ground on the East side of Regent-street and South side of Leicester-street, with two Messuages thereon, numbered respectively 128 and 130 in Regent-street — — — }	Thomas Kennion — — — } (on the nomination of James Burton)
August	—	2 A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the North corner house of Heddon-court and Regent-street — — — — }	William Binns — — — } (on the nomination of James Burton)
	—	6 A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 110 in that street — — — }	John Ash — — — } (on the nomination of James Burton)
September	—	10 A Plot of Ground on the East side of Vine-street, with the Messuage thereon, numbered 5 in that street — — — }	John William Burt — — — } (on the nomination of John Nash and James Depree)
	—	22 Two Messuages, numbered respectively 31 and 32, on the South side of Marylebone-street — — — }	John Nash — — — }
	—	24 A Plot of Ground on the South side of Vigo-lane, with the Messuage thereon, numbered 13 in the said lane — — — }	William Slark — — — } (on the nomination of John Nash)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued.

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th July 1820 — — {	First year and a quarter a Peppercorn, and after- wards 60 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 7 — — per annum — —	67 — — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th July 1820 — — {	First year and a quarter a Peppercorn, and after- wards 60 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 6 — — per annum — —	66 — —	— — — Do.
99 years, from 5th July 1820 — — {	First year and a quarter a Peppercorn, and after- wards 60 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 7 — — per annum — —	67 — —	— — — Do.
99 years from 10th Oct. 1820 — — {	First 2 years a Pepper- corn, and afterwards 20 — — per annum — —	First 2 years a Pepper- corn, and afterwards — 10 — per annum — —	20 10 —	— — — Do.
99 years, from 5th July 1819 — — {	First 2 years a Pepper- corn, and afterwards 87 10 — per annum — —	First 2 years a Pepper- corn, and afterwards — 5 — per annum — —	87 15 —	— — — Do.
99 years, from 10th Oct. 1820 — — {	First year a Peppercorn, and afterwards 31 10 — per annum — —	First year a Peppercorn, and afterwards 2 — — per annum — —	33 10 —	— — — Do.
99 years, from 5th July 1817 — — {	First year and three quarters a Peppercorn, and afterwards 88 — — per annum — —	First year and three quarters a Peppercorn, and afterwards 5 10 — per annum — —	93 10 —	— — — Do.
99 years, from 5th July 1820 — — {	First year and a quarter a Peppercorn, and after- wards 60 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 7 10 — per annum — —	67 10 —	— — — Do.
99 years, from 5th July 1820 — — {	First year and a quarter a Peppercorn, and after- wards 60 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 7 — — per annum — —	67 — —	— — — Do.
99 years, from 5th July 1820 — — {	First year and a quarter a Peppercorn, and after- wards 60 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 7 — — per annum — —	67 — —	— — — Do.
99 years, from 10th October 1820 — {	First year a Peppercorn, and afterwards 70 — — per annum — —	First year a Peppercorn, and afterwards 4 — — per annum — —	74 — —	— — — Do.
99 years, from 5th July 1820 — — {	First year and a quarter a Peppercorn, and after- wards 93 — — per annum — —	First year and a quarter a Peppercorn, and after- wards 4 — — per annum — —	97 — —	— — — Do.
99 years, from 5th Jan. 1819 — — {	First year a Peppercorn, and afterwards 69 2 — per annum — —	First year a Peppercorn, and afterwards 7 — — per annum — —	76 2 —	— — — Do.
99 years, from 5th April 1821 — — {	84 — — per annum — —	5 — — per annum — —	89 — — {	To rebuild the Premises after the Expiration of 21 years, and to insure the same during the whole term, in a sum equal to two-thirds of their value.
99 years, from 5th July 1820 — — {	First year a Peppercorn, and afterwards 10 — — per annum — —	First year a Peppercorn, and afterwards 2 — — per annum — —	12 — — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.	PREMISES.	LESSEES.
1821.		
September -	24 A Plot of Ground on the West side of the Quadrant, with the Messuage thereon, numbered 113 in the Quadrant - - - - }	William Slark - - - - } (on the nomination of John Nash)
—	24 A Plot of Ground on the South side of Vigo-lane, with the Messuage thereon, numbered 12 in the said Lane - - - - }	William Slark - - - - } (on the nomination of John Nash)
—	25 A Messuage, N <sup>o</sup> 30, on the South side of Marylebone-street - - - - }	Ann Hays - - - - }
—	27 A Messuage, N <sup>o</sup> 30, on the North side of Margaret-street, Cavendish-square {	Lord Amelius Beauclerk - - - - } (on the nomination of Samuel Baxter)
—	29 A Plot of Ground on the East side of Regent-street, with two Messuages thereon, being the South corner house of Major Foubert's Passage and Regent-street, and the house in Regent-street adjoining southwards thereto }	Ralph Lonsdale - - - - } (on the nomination of James Burton)
—	29 A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the sixth house southwards from Major Foubert's Passage, including the corner house - - - - }	John Harris Langdon - - - - } (on the nomination of James Burton)
October -	24 A Plot of Ground on the West side of Waterloo-place, with two Messuages thereon, numbered respectively 13 and 14 Waterloo-place - - - - }	Samuel Paynter - - - - } (on the nomination of James Burton)
—	31 A Plot of Ground on the East side of Saint James's-street, with the Messuage thereon, numbered 39 in that Street - - - - }	John Ward - - - - }
November -	6 A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the third house southwards from Major Foubert's Passage, including the corner house - - - - }	Ralph Lonsdale - - - - } (on the nomination of James Burton)
December -	6 A Plot of Ground on the West side of Regent-street with two Messuages thereon, being the third and fourth houses northwards from Leicester-street, including the corner house - - - - }	William Edwards - - - - } (on the nomination of James Burton)
—	6 A Plot of Ground on the West side of Regent-street, with the Messuages thereon, being the fifth and sixth houses northwards from Leicester-street, including the corner house - - - - }	William Edwards - - - - } (on the nomination of James Burton)
—	6 Two Plots of Ground on the East side of Regent-street, with two Messuages thereon, numbered respectively 134 and 138 in the said street - - - - }	William Edwards - - - - } (on the nomination of James Burton)
—	6 A Plot of Ground on the West side of Regent-street, with two Messuages thereon, being the corner house of Leicester-street and Regent-street, and the house in Regent-street adjoining northwards thereto - - - - }	William Edwards - - - - } (on the nomination of James Burton)
—	12 Two Messuages, numbered respectively 15 on the South side of Beak-street, and 15 on the West side of Warwick-street, Golden-square - - - - }	John Jennings - - - - } (on the nomination of James Burton)
—	18 A Plot of Ground on the East side of Regent-street, with three Messuages thereon, numbered respectively 178, 180, & 182 in the said Street - - - - }	Joseph Hudson - - - - }

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—*continued.*

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th July 1820 - -	First year a Peppercorn, and afterwards 20 — — per annum - - -	First year a Peppercorn, and afterwards 4 10 — per annum - - -	24 10 —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1820 - -	First year a Peppercorn, and afterwards 10 — — per annum - - -	First year a Peppercorn, and afterwards 2 10 — per annum - - -	12 10 —	- - - Do.
31 years, from 5th April 1821 - -	30 — — per annum - - -	— 15 — per annum - - -	30 15 —	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 10th October 1820 - -	First 2 years a Peppercorn, and afterwards 52 10 — per annum - - -	First 2 years a Peppercorn, and afterwards — 3 6 per annum - - -	52 13 6	- - - Do.
99 years, from 5th July 1820 - -	First year a Peppercorn, and afterwards 80 — — per annum - - -	First year a Peppercorn, and afterwards 6 17 — per annum - - -	86 17 —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1820 - -	First year a Peppercorn, and afterwards 71 15 — per annum - - -	First year a Peppercorn, and afterwards 2 10 — per annum - - -	74 5 —	- - - Do.
99 years, from 5th April 1817 - -	First 4 years and a half a Peppercorn, and afterwards 75 — — per annum - - -	First 4 years and a half a Peppercorn, and afterwards 24 — — per annum - - -	99 — —	- - - Do.
99 years, from 10th October 1820 - -	First year a Peppercorn, and afterwards 77 2 9 per annum - - -	- Nil. -	77 2 9	- - - Do.
99 years, from 5th July 1820 - -	First year and a quarter a Peppercorn, and afterwards 40 — — per annum - - -	First year and a quarter a Peppercorn, and afterwards 3 8 6 per annum - - -	43 8 6	- - - Do.
99 years, from 10th October 1820 - -	First year and a quarter a Peppercorn, and afterwards 60 — — per annum - - -	First year and a quarter a Peppercorn, and afterwards 7 — — per annum - - -	67 — —	- - - Do.
99 years, from 10th October 1820 - -	First year and a quarter a Peppercorn, and afterwards 60 — — per annum - - -	First year and a quarter a Peppercorn, and afterwards 7 — — per annum - - -	67 — —	- - - Do.
99 years, from 5th July 1820 - -	First year and a half a Peppercorn, and afterwards 60 — — per annum - - -	First year and a half a Peppercorn, and afterwards 7 10 — per annum - - -	67 10 —	- - - Do.
99 years, from 10th October 1820 - -	First year and a quarter a Peppercorn, and afterwards 60 — — per annum - - -	First year and a quarter a Peppercorn, and afterwards 7 — — per annum - - -	67 — —	- - - Do.
94 years and a half, from 5th January 1825 - -	73 10 — per annum - - -	5 — — per annum - - -	78 10 —	Cost of altering and repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th January 1821 - -	First 2 years a Peppercorn, and afterwards 220 — — per annum - - -	First 2 years a Peppercorn, and afterwards 15 — — per annum - - -	235 — —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.



No. 25.

## A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.	LESSEES.
1821.			
December	- 31	A Plot of Ground on the North side of Princes-street and West side of Swallow-street, with the Messuage thereon, numbered 1 in Princes-street	William Boylett - - - }
—	31	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 192 in the said Street - - - }	William Acworth and George How Green (on the nomination of James Burton) }
1822.			
January	- 11	A Messuage, No. 6, on the West side of Swallow-street - - - }	William Boylett - - - }
—	28	A Plot of Ground on the North side of the Cross-street, leading from Swallow-street to the Quadrant, with the Messuage thereon, being "The Sadler's Arms" public house - - - }	John Richardson and Thomas Want (on the nomination of John Nash) }
February	- 22	A Plot of Ground on the East side of Waterloo-place, with the Messuage thereon, numbered 7 in Waterloo-place - - - }	James Burton - - - }
—	22	A Plot of Ground on the East side of Waterloo-place, with the Messuage thereon, numbered 4 in Waterloo-place - - - }	James Burton - - - }
—	22	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 208 in the said Street - - - }	Henry Richardson - - - (on the nomination of James Burton) }
—	22	A Plot of Ground on the North side of Glasshouse-street, with the Messuage thereon, numbered 2 in the said Street - - - }	Sarah Boyd - - - }
—	22	Two Plots of Ground on the East side of Regent-street, with three Messuages thereon, numbered respectively 194, 190, & 188, in the said Street	Joseph Faulder - - - (on the nomination of James Burton) }
March	- 4	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the third house southwards from Mortimer-street, including the corner house - - - }	Edward May and Aaron Morritt - - (on the nomination of Samuel Baxter) }
—	5	A Plot of Ground in the North-east side of the Quadrant, with the Messuage thereon, numbered 100 in the Quadrant - - - }	Edward May and Aaron Morritt - - (on the nomination of John Nash) }
—	5	A Plot of Ground in the North-east side of the Quadrant, with the Messuage thereon, numbered 98 in the Quadrant - - - }	Edward May and Aaron Morritt - - (on the nomination of John Nash) }
—	5	A Plot of Ground on the South side of the Quadrant, with the Messuage thereon, numbered 91 in the Quadrant - - - }	Robert Prigg - - - (on the nomination of John Nash) }
—	6	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the South-east corner house of Mortimer-street and Regent-street - - - }	Edward May and Aaron Morritt - - (on the nomination of Samuel Baxter) }
—	7	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the fourth house southwards from Mortimer-street, including the corner house - - - }	Edward May and Aaron Morritt - - (on the nomination of Samuel Baxter) }

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—*continued.*

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 10th October 1820	{ First year a Pepper- corn, and afterwards 60 — — per annum — }	{ — Nil. — }	60 — —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1820	{ First year and a half a Peppercorn, and afterwards 63 — — per annum — }	{ First year and a half a Peppercorn, and afterwards 4 — — per annum — }	67 — —	{ — — Do.
21 years, from 5th January 1823	{ 36 15 — per annum — }	{ — Nil. — }	36 15 —	{ Loss and inconvenience sustained by the Lessee, in consequence of the North end of Swallow-street being converted into a foot passage, and cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1820	{ First year a Pepper- corn, and afterwards 10 — — per annum — }	{ First year a Pepper- corn, and afterwards 3 — — per annum — }	13 — —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1815	{ First 6 years and a quarter a Peppercorn, and afterwards 150 — — per annum — }	{ First 6 years and a quarter a Peppercorn, and afterwards 15 — — per annum — }	165 — —	{ — — Do.
99 years, from 5th April 1817	{ First 4 years and a half a Peppercorn, and after- wards 110 — — per annum — }	{ First 4 years and a half a Peppercorn, and afterwards 11 15 — per annum — }	121 15 —	{ — — Do.
99 years, from 10th October 1820	{ First year and a half a Peppercorn, and afterwards 40 — — per annum — }	{ First year and a half a Peppercorn, and afterwards 5 5 — per annum — }	45 5 —	{ — — Do.
96 years, from 5th July 1824	{ 31 10 — per annum — }	{ 2 5 — per annum — }	33 15 —	{ — — Do.
99 years, from 5th July 1820	{ First year and three quarters a Peppercorn, and afterwards 80 — — per annum — }	{ First year and three quarters a Peppercorn, afterwards 10 10 — per annum — }	90 10 —	{ — — Do.
99 years, from 10th October 1820	{ First 2 years a Pepper- corn, and afterwards 68 5 — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 4 — per annum — }	68 9 —	{ — — Do.
99 years, from 5th April 1820	{ First year a Pepper- corn, and afterwards 61 8 6 per annum — }	{ First year a Pepper- corn, and afterwards 3 — — per annum — }	64 8 6	{ — — Do.
99 years, from 5th April 1820	{ First year a Pepper- corn, and afterwards 61 8 6 per annum — }	{ First year a Pepper- corn, and afterwards 3 — — per annum — }	64 8 6	{ — — Do.
99 years, from 5th April 1820	{ First year a Pepper- corn, and afterwards 63 15 9 per annum — }	{ First year a Pepper- corn, and afterwards 5 — — per annum — }	68 15 9	{ — — Do.
99 years, from 10th October 1820	{ First 2 years a Pepper- corn, and afterwards 52 10 — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 4 — per annum — }	52 14 —	{ — — Do.
99 years, from 10th October 1820	{ First 2 years a Pepper- corn, and afterwards 68 5 — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 4 — per annum — }	68 9 —	{ — — Do.



No. 25. A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.		LESSEES.	
1822.					
March	-	19	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the eighth house southwards from Major Foubert's Passage, including the corner house	Ralph Lonsdale	(on the nomination of James Burton)
-	-	23	A Plot of Ground on the West side of King-street, with two Messuages thereon, being the house numbered 1 in Major Foubert's Passage, and a house in King street, adjoining thereto	John James	(on the nomination of James Burton)
-	-	23	A Plot of Ground on the West side of King-street, Golden-square, and certain Messuages and Workshops thereon	John Mather	(on the nomination of James Burton)
-	-	29	A Plot of Ground on the North-east side of the Quadrant, and West side of Vine-street, with three Messuages thereon, numbered respectively 90 & 92 in the Quadrant, and 31 in Vine-street	John Nash	
-	-	29	Two Plots of Ground on the North-east side of the Quadrant, with the Messuages thereon, numbered respectively 96 & 102 in the Quadrant	John Nash	
-	-	29	A Plot of Ground on the North side of the Quadrant, with the Messuages thereon, numbered respectively 64 & 66 in the Quadrant	John Nash	
-	-	29	A Plot of Ground on the West side of the Quadrant, with the Messuages thereon, numbered respectively 109 & 111 in the Quadrant	John Nash	
-	-	30	A Plot of Ground in the North-east quarter of Regent Circus, Oxford-street, with the Messuage thereon, being the corner house of the said Quarter and Oxford-street	Samuel Baxter	
-	-	30	A Plot of Ground in the North-east quarter of Regent Circus, Oxford-street, with the Messuage thereon, being the centre house of the said Quarter	Samuel Baxter	
-	-	30	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 88 in the Quadrant	James Depree	(on the nomination of John Nash)
-	-	30	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 86 in the Quadrant	James Depree	(on the nomination of John Nash)
April	-	17	A Plot of Ground on the West side of Regent street, and South side of Leicester-street, with two Messuages thereon, being the first and second houses southwards from Leicester-street, including the corner house	Thomas Lindsay Holland	(on the nomination of James Burton)
-	-	17	A Plot of Ground on the West side of Regent-street, and South side of Princes street, with four Messuages thereon, two in Regent-street, and two immediately adjoining in Princes-street	Thomas Lindsay Holland	(on the nomination of James Burton)
-	-	17	A Plot of Ground on the West side of Regent-street, with three Messuages thereon, being the third, fourth, and fifth houses respectively southwards from Leicester-street	Thomas Lindsay Holland	(on the nomination of James Burton)
-	-	23	A Plot of Ground on the East of Regent-street, with two Messuages thereon, being the first and second houses northwards from Little Portland-street, including the corner house	Thomas Chandless	(on the nomination of Samuel Baxter)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued.

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th July 1820	{ First year and a half a Peppercorn, and afterwards 40 — — per annum — }	{ First year and a half, a Peppercorn, and afterwards 4 10 — per annum — }	44 10 —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value }
99 years, from 5th July 1820	{ First year and a quarter a Peppercorn, and after- wards 51 — — per annum — }	{ First year and a quarter a Peppercorn, and after- wards 3 5 — per annum — }	54 5 —	— — Do.
99 years, from 5th July 1820	{ First year a Peppercorn, and afterwards 72 — — per annum — }	{ First year a Peppercorn, and afterwards 7 — — per annum — }	79 — —	— — Do.
99 years, from 5th April 1820	{ First year a Peppercorn, and afterwards 60 — — per annum — }	{ First year a Peppercorn, and afterwards 8 8 — per annum — }	68 8 —	{ Cost of erecting and completing the Premises in the Quadrant, and repairing and improving those in Vine-street, and insuring the whole in a sum equal to two-thirds of their value. }
99 years, from 5th April 1820	{ First year a Peppercorn, and afterwards 60 — — per annum — }	{ First year a Peppercorn, and afterwards 6 10 — per annum — }	66 10 —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value. }
99 years, from 5th January 1819	{ First year a Peppercorn, and afterwards 60 — — per annum — }	{ First year a Peppercorn, and afterwards 7 — — per annum — }	67 — —	— — Do.
99 years, from 5th July 1820	{ First year a Peppercorn, and afterwards 60 — — per annum — }	{ First year a Peppercorn, and afterwards 10 — — per annum — }	70 — —	— — Do.
99 years, from 5th July 1818	{ First 2 years a Pepper- corn, and afterwards 100 1 — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 5 — per annum — }	100 6 —	— — Do.
99 years, from 5th July 1818	{ First 2 years a Pepper- corn, and afterwards 100 1 — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 5 — per annum — }	100 6 —	— — Do.
99 years, from 5th January 1819	{ First year a Peppercorn, and afterwards 105 — — per annum — }	{ First year a Peppercorn, and afterwards 3 3 — per annum — }	108 3 —	— — Do.
99 years, from 5th January 1819	{ First year a Peppercorn, and afterwards 95 — — per annum — }	{ First year a Peppercorn, and afterwards 5 5 — per annum — }	100 5 —	— — Do.
99 years, from 5th April 1821	{ First year and a quarter a Peppercorn, and after- wards 90 — — per annum — }	{ First year and a quarter a Peppercorn, and after- wards 7 10 — per annum — }	97 10 —	— — Do.
99 years, from 10th October 1821	{ First three quarters of a year a Peppercorn, and afterwards 50 — — per annum — }	{ First three quarters of a year a Peppercorn, and afterwards 12 — — per annum — }	62 — —	— — Do.
99 years, from 5th April 1821	{ First year and a quarter a Peppercorn, and afterwards 90 — — per annum — }	{ First year and a quarter a Peppercorn, and afterwards 12 10 — per annum — }	102 10 —	— — Do.
99 years, from 10th October 1820	{ First 2 years a Pepper- corn, and afterwards 40 — — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 7 — per annum — }	40 7 —	— — Do.



No. 25.

A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.	PREMISES.	LESSEES.
1822.		
May - - 1	A Plot of Ground on the East side of Regent-street, and South side of Argyle-place, with the Messuage thereon, numbered 222 in the said street - }	George Thompson - - - }
- - - 3	A Messuage, being the corner house of the West side of Vine-street, and South side of Glasshouse-street - - - }	John Griffiths - - - }
- - - 18	A Plot of Ground on the East side of Regent-street, and West side of King-street, with the Messuages thereon, numbered respectively 210 in Regent-street, and 80 in King-street - - - }	Samuel Smith - - - } (with the consent of the Executors of John Smith, deceased)
- - - 23	A Plot of Ground on the West side of Regent-street, with a Messuage thereon - - - }	Francis Joshua - - - }
- - - 24	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the second house southward from Great Castle-street, Cavendish-square, including the corner house - - - }	Philip Palmer - - - } (on the nomination of Samuel Baxter)
- - - 24	A Plot of Ground on the North side of Pall Mall East, with the Messuage thereon, being the third house eastwards from the Haymarket - }	Samuel Baxter - - - }
- - - 24	A Plot of Ground on the North side of Pall Mall East, with the Messuage thereon, being the corner house of the said street and Great Suffolk-street }	Samuel Baxter - - - }
- - - 30	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 132 in the said street - - - }	George Anstey - - - } (on the nomination of James Burton and William Jeffreys)
- - - 30	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the North-east corner house of New Burlington Mews and Regent-street - - - }	Robert Wilson - - - } (on the nomination of James Burton)
June - - 1	A Plot of Ground on the North side of Maddox-street, with the Messuage thereon, being the Green Dragon public-house - - - }	James Houlroyd - - - } (on the nomination of George Thompson)
July - - 3	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 268 in that street - - - }	Mary Hallett and John Sharp - - - } (executrix and executor of the late William Hallett, on the nomination of Samuel Baxter)
- - - 3	A Plot of Ground on the West side of Regent-street and South side of Maddox-street, with three Messuages thereon - - - }	George Anstey - - - } (on the nomination of James Burton)
- - - 3	A Plot of Ground on the East side of Regent-street, and West side of Warwick-street, with two Messuages thereon, numbered respectively 150 in Regent-street, and 16 in Warwick-street - - - }	Robert Fogg - - - } (on the nomination of James Burton)
- - - 3	A Plot of Ground on the North side of Foubert's-place, with the Messuage thereon, being the second house eastwards from Regent-street - }	Thomas Gaskill - - - } (on the nomination of James Burton)
- - - 11	A Plot of Ground on the East side of Regent-street and West side of King-street, with the Messuage thereon, numbered 218 in Regent-street, and two houses immediately behind the same in King-street - - - }	William Burrage - - - } (on the nomination of James Burton)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c.121.—continued.

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th January 1821	First 2 years a Peppercorn, and afterwards 51 9 4 per annum — —	First 2 years a Peppercorn, and afterwards 4 14 6 per annum — —	56 3 10	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
24 days and 21 years, from 12th March 1824	First 24 days 3 12 4 and afterwards 55 — — per annum — —	First 24 days — 3 7 and afterwards 2 14 9 per annum — —	57 14 9	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th April 1820	100 — — per annum — —	9 — — per annum — —	109 — —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 10th October 1821	1 — — per annum — —	1 15 1 per annum — —	2 15 1	Do.
99 years, from 5th April 1820	First 2 years a Peppercorn, and afterwards 42 — — per annum — —	First 2 years a Peppercorn, and afterwards — 2 — per annum — —	42 — —	Do.
99 years, from 5th April 1821	First 2 years a Peppercorn, and afterwards 57 8 — per annum — —	First 2 years a Peppercorn, and afterwards 5 — — per annum — —	62 8 —	Do.
99 years, from 5th April 1821	First 2 years a Peppercorn, and afterwards 105 — — per annum — —	First 2 years a Peppercorn, and afterwards 8 — — per annum — —	113 — —	Do.
99 years, from 5th July 1820	First year a Peppercorn, and afterwards 53 15 — per annum — —	First year a Peppercorn, and afterwards 3 10 — per annum — —	57 5 —	Do.
99 years, from 10th October 1820	First year a Peppercorn, and afterwards 20 — — per annum — —	First year a Peppercorn, and afterwards 4 10 — per annum — —	24 10 —	Do.
99 years, from 5th April 1821	First 2 years a Peppercorn, and afterwards 31 10 — per annum — —	First 2 years a Peppercorn, and afterwards 1 17 4 per annum — —	33 7 4	Do.
99 years, from 10th October 1818	First 2 years a Peppercorn, and afterwards 59 17 — per annum — —	First 2 years a Peppercorn, and afterwards — 2 6 per annum — —	59 19 6	Do.
99 years, from 10th October 1821	First three quarters of a year a Peppercorn, and afterwards 60 — — per annum — —	First three quarters of a year a Peppercorn, and afterwards 6 4 9 per annum — —	66 4 9	Do.
99 years, from 5th July 1820	First year and a quarter a Peppercorn, next year and afterwards 40 — — 122 3 4 per annum — —	First year and a quarter a Peppercorn, next year and afterwards 1 10 — 5 — — per annum — —	127 3 4	Cost of erecting and completing the house in Regent-street, and repairing and improving the house in Warwick-street, and insuring the whole in a sum equal to two-thirds of their value.
99 years, from 5th January 1821	First year and a half a Peppercorn, and afterwards 5 — — per annum — —	First year and a half a Peppercorn, and afterwards 1 — — per annum — —	6 — —	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th January 1821	First year and a half a Peppercorn, and afterwards 90 — — per annum — —	First year and a half a Peppercorn, and afterwards 8 8 — per annum — —	98 8 —	Do.



No. 25.

A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.		PREMISES.	LESSEES.
1822.			
July - -	15	A Plot of Ground on the West side of Regent-street and South side of Hanover-street, with two Messuages thereon, one in Regent-street, and the other in Hanover-street - - - - -	Stephen Slade - - - (on the nomination of George Thompson) }
August -	13	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the third house southwards from Maddox-street, including the corner house - - - - -	Richard Walford - - - (on the nomination of James Burton) }
-	13	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the third house northwards from Conduit-street, including the corner house - - - - -	Richard Walford - - - (on the nomination of James Burton) }
-	13	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the fourth house southwards from New Burlington-street, including the corner house - - - - -	Joseph Wells - - - (on the nomination of James Burton) }
-	13	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the third house southwards from New Burlington-street, including the corner house - - - - -	Richard Walford - - - (on the nomination of James Burton) }
-	13	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the second house southwards from New Burlington-street, including the corner house - - - - -	Richard Walford - - - (on the nomination of James Burton) }
-	14	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the fourth house southwards from Maddox street, including the corner house - - - - -	Samuel Payuter - - - (on the nomination of James Burton) }
-	29	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the fifth house southwards from Great Castle-street, including the corner house - - - - -	Thomas Kitson - - - (on the nomination of Samuel Baxter) }
September -	28	A Plot of Ground on the West side of Regent-street, and North side of Conduit-street, with two Messuages thereon, numbered respectively 203 in Regent-street, and 1 in Conduit-street - - - - -	Elizabeth and Henry Fox - - - }
October -	19	A Plot of Ground on the South side of Pall Mall East, and North-east side of Cockspur-street, with five Messuages thereon - - - - -	Matthew Halling, John Pearce, and Edward Stone - - - (in part on the nomination of John Chandler) }
-	26	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the seventh house northwards from Argyll-place, including the corner house - - - - -	Samuel Lambert - - - (on the nomination of Samuel Baxter) }
-	28	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the centre house between Conduit-street and Maddox-street - - - - -	James Shoubridge - - - (on the nomination of James Burton) }
-	28	A Messuage numbered 34 on the West side of Warwick-street, Golden-square - - - - -	Robert Mason - - - (on the nomination of James Burton) }
-	28	A Plot of Ground on the East side of Regent-street, with a Messuage thereon, numbered 112 in the said Street - - - - -	John Ash - - - (on the nomination of James Burton) }
-	28	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 172 in the said Street - - - - -	Joshua and John Binns - - - (on the nomination of James Burton) }

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued,

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th April 1821 — — {	First 2 years a Pepper- corn, and afterwards 73 — — per annum — — {	First 2 years a Pepper- corn, and afterwards 3 13 — per annum — {	76 13 — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years from 10th Oct. 1821 — — {	First year a Peppercorn, and afterwards 30 — — per annum — — {	First year a Peppercorn, and afterwards 3 — — per annum — {	33 — —	— — Do.
99 years, from 10th Oct. 1821 — — {	First year a Peppercorn, and afterwards 30 — — per annum — — {	First year a Peppercorn, and afterwards 3 — — per annum — {	33 — —	— — Do.
99 years, from 10th October 1820 — {	First 2 years a Pepper- corn, and afterwards 70 — — per annum — — {	First 2 years a Pepper- corn, and afterwards 3 10 — per annum — {	73 10 —	— — Do.
99 years, from 5th April 1821 — — {	First 2 years a Pepper- corn, and afterwards 30 — — per annum — — {	First 2 years a Pepper- corn, and afterwards 3 10 — per annum — {	33 10 —	— — Do.
99 years, from 5th April 1821 — — {	First 2 years a Pepper- corn, and afterwards 30 — — per annum — — {	First 2 years a Pepper- corn, and afterwards 3 10 — per annum — {	33 10 —	— — Do.
99 years, from 10th Oct. 1821 — — {	First year a Peppercorn, and afterwards 35 — — per annum — — {	First year a Peppercorn, and afterwards 2 15 — per annum — {	37 15 —	— — Do.
99 years, from 5th April 1820 — — {	First 2 years a Pepper- corn, next year 61 10 6 and afterwards 81 10 6 per annum — — {	First 2 years a Pepper- corn, and afterwards — 2 6 per annum — {	81 13 —	— — Do.
99 years, from 10th Oct. 1821 — — {	7 10 — per annum — — {	4 — — per annum — {	11 10 —	— — Do.
99 years, from 5th July 1821 — — {	First 2 years a Pepper- corn, and afterwards 389 5 9 per annum — — {	First 2 years a Pepper- corn, and afterwards 30 6 4 per annum — {	419 12 1	— — Do.
99 years, from 5th Jan. 1822 — — {	First 2 years a Pepper- corn, and afterwards 63 — — per annum — — {	First 2 years a Pepper- corn, and afterwards 6 10 — per annum — {	69 10 —	— — Do.
99 years, from 5th July 1821 — — {	First year and three quarters a Peppercorn, and afterwards 100 — — per annum — — {	First year and three quarters a Peppercorn, and afterwards 4 10 — per annum — {	104 10 —	— — Do.
99 years, from 5th July 1820 — — {	First 2 years and a quar- ter a Peppercorn, and afterwards 70 — — per annum — — {	First 2 years and a quar- ter a Peppercorn, and afterwards 4 — — per annum — {	74 — — {	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th July 1820 — — {	First 2 years and three quarters a Peppercorn, and afterwards 50 — — per annum — — {	First 2 years and three quarters a Peppercorn, and afterwards 3 10 — per annum — {	53 10 — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value.
99 years, from 5th July 1821 — — {	First year a Peppercorn, and afterwards 59 4 6 per annum — — {	First year a Peppercorn, and afterwards 4 — — per annum — {	54 4 6	— — Do.



No. 25.

A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.	PREMISES.	LESSEES.
1822.		
October - 29	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the South-west corner house of Little Portland-street and Regent-street	Samuel Baxter
— 29	A Plot of Ground on the East side of Regent-street, and North side of Argyll-place, with the Messuage thereon, numbered 224 in Regent-street	Joseph Schofield (on the nomination of Samuel Baxter)
November - 28	A Plot of Ground on the South side of the Quadrant, and North side of Piccadilly, with two Messuages thereon, numbered respectively 51 in the Quadrant, and 11 in Piccadilly	William Forward
December - 6	The "Fox & Hounds," Stable-yard, on the West side of Swallow street	William Snowden
— 6	Two Messuages, numbered respectively 43 and 44 on the West side of the Haymarket	William Farmer
— 6	A Plot of Ground on the North side of Jermyn-street, and the West side of the Haymarket, with two Messuages thereon, one numbered 45 in the Haymarket and 1 in Jermyn-street, and the other No. 2 in Jermyn-street	William Farmer
— 6	A Plot of Ground on the North side of Jermyn-street, and a Plot behind the same, with the Messuages thereon, numbered respectively 3, 4, and 5 in Jermyn-street	William Farmer
— 10	A Plot of Ground on the West side of Regent-street, with the Messuage thereon, being the second house southwards from Hanover street, including the corner house	Joseph Schofield (on the nomination of George Thompson)
— 20	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 162 in the said Street	John Gow (on the nomination of James Burton, John Robins, and David Jonathan)
— 29	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, numbered 158 in Regent-street	Joseph Hale Miller (on the nomination of James Burton, John Robins, and David Jonathan)
— 31	A Plot of Ground on the North side of the Quadrant, with the Messuage thereon, numbered 54 in the Quadrant	William Jefferys (on the nomination of John Nash)
— 31	A Plot of Ground on the West side of King-street, Golden-square, with a Messuage thereon	Samuel Pratt (on the nomination of James Burton)
1823.		
January - 9	A Plot of Ground on the West side of Regent-street, with a Messuage thereon, being the third house northwards from Conduit-street	Samuel Paynter (on the nomination of James Burton)
— 9	A Plot of Ground on the South side of New Burlington-street, with the Messuage thereon, numbered 17 in that Street	John Jennings (on the nomination of James Burton)
— 22	A Plot of Ground on the East side of Regent-street, with the Messuage thereon, being the second house southwards from Mortimer-street, including the corner house	James Morgan (on the nomination of Samuel Baxter and Joseph Barrett)

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—*continued.*

No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 10th October 1820 — {	First 2 years a Pepper- corn, and afterwards 10 — — — } per annum — — —	First 2 years a Pepper- corn, and afterwards — 2 — — } per annum — — —	10 2 — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
99 years, from 5th January 1822 — {	First 2 years a Pepper- corn, and afterwards 63 — — — } per annum — — —	First 2 years a Pepper- corn, and afterwards 4 — — — } per annum — — —	67 — —	— — — Do.
41 years, from 5th April 1822 — {	33 — — — } per annum — — —	5 15 — — } per annum — — —	38 15 —	Cost of insuring the Premises.
61 years, from 5th April 1822 — {	126 — — — } per annum — — —	— Nil. —	126 — — {	Cost of repairing the Premises, and insuring the same in a sum equal to two-thirds of their value.
89 years, from 5th April 1827 — {	80 — — — } per annum — — —	— Nil. —	80 — —	— — — Do.
The Ground and Pre- mises in Jermyn-street 10 years from 5th April 1817, and the whole Premises 89 years from 5th April 1827 — {	30 — — — } per annum for the first 10 years, and afterwards 80 — — — } per annum — — —	First 2 years and a quarter a Peppercorn, and afterwards 8 — — — } per annum — — —	88 — — {	Cost of erecting and completing the Premises, and insuring the same in a sum equal to two-thirds of their value.
The Premises fronting Jermyn-street 10 years from 5th April 1817, and the whole Premises 89 years from 5th April 1827 — {	First 10 years a Pepper- corn, and afterwards 90 — — — } per annum — — —	First 2 years and a quarter a Peppercorn, and afterwards 9 17 — — } per annum — — —	99 17 —	— — — Do.
99 years, from 5th April 1821 — {	First 2 years a Pepper- corn, and afterwards 42 — — — } per annum — — —	First 2 years a Pepper- corn, and afterwards 2 2 — — } per annum — — —	44 2 —	— — — Do.
99 years, from 5th April 1820 — {	First 2 years and three quarters a Peppercorn, and afterwards 64 — — — } per annum — — —	First 2 years and three quarters a Peppercorn, and afterwards 6 10 — — } per annum — — —	70 10 —	— — — Do.
99 years, from 5th April 1820 — {	First year and a half a Peppercorn, and afterwards 80 — — — } per annum — — —	First year and a half a Peppercorn, and afterwards 6 10 — — } per annum — — —	86 10 —	— — — Do.
99 years, from 5th January 1819 — {	First year a Pepper- corn, and afterwards 59 17 — — } per annum — — —	First year a Pepper- corn, and afterwards 4 10 — — } per annum — — —	64 7 —	— — — Do.
99 years, from 5th July 1820 — {	First 2 years a Pepper- corn, and afterwards 2 — — — } per annum — — —	First 2 years a Pepper- corn, and afterwards 2 5 6 — } per annum — — —	4 5 6	— — — Do.
99 years, from 5th July 1821 — {	First 2 years a Pepper- corn, and afterwards 50 — — — } per annum — — —	First 2 years a Pepper- corn, and afterwards 6 — — — } per annum — — —	56 — —	— — — Do.
99 years, from 5th January 1822 — {	First year and a quarter a Peppercorn, and afterwards 40 — — — } per annum — — —	First year and a quarter a Peppercorn, and afterwards 2 — — — } per annum — — —	42 — —	— — — Do.
99 years, from 10th October 1820 — {	First 2 years a Pepper- corn, and afterwards 52 10 — — } per annum — — —	First 2 years a Pepper- corn, and afterwards — 2 — — } per annum — — —	52 12 —	— — — Do.



No. 25.

A Schedule of all Leases of Messuages and Buildings belonging

DATES of LEASES.			PREMISES.	LESSEES.		
1823.						
January	-	23	A Plot of Ground on the North side of the Quadrant, with the Messuage } thereon, numbered 80 in the Quadrant - - - - }	Joseph and Thomas Brindley - - }	(on the nomination of John Nash) - }	
-	-	23	A Plot of Ground on the North side of the Quadrant, with the Messuage } thereon, numbered 78 in the Quadrant - - - - }	Joseph and Thomas Brindley - - }	(on the nomination of John Nash) - }	
February	-	3	A Plot of Ground in the North-west quarter of Regent Circus, Oxford-street, } with a Messuage thereon, being the second house northwards from Oxford- } street - - - - - }	Samuel Baxter - - - }		

Appendix, No. 26.

AN ACCOUNT of all the MONEY which has arisen by SALES of small Parcels of Land, or of the Rights and Interests of the Crown, in and over Lands in the Royal Forests, not included in the foregoing Schedules.

DATES.			NAMES OF PURCHASERS.			QUANTITIES.			Consideration Money.		
			NEW FOREST.								
			(Under the Act 52 Geo. 3. c. .)			A.	R.	P.	£	s.	d.
22d April	-	1819	Mr. William Peckham, of Lyndhurst	-	(2 pieces)	-	-	26	3	18	9
-	-	-	Mr. Thomas King, of Wootton	-	-	-	-	33	4	3	3
-	-	-	Mr. John Wolfe, of Lyndhurst	-	(2 pieces)	-	-	23	3	17	6
15th January	-	1820	Henry Combe Compton, Esq. of Minstead	-	-	11	3	30	401	11	9 <sup>1</sup> / <sub>4</sub>
24th March	-	-	Mr. Robert Woodefield, of Lyndhurst	-	-	-	-	33	5	14	9
-	-	-	Mr. James Brixey, of Lyndhurst	-	-	-	-	9	1	9	3
-	-	-	Major General Sir R. H. Vivian, K.C.B. of Bartley	-	-	5	2	26	490	6	3
-	-	-	The Rev. Thomas Clark, of Lyndhurst	-	(2 pieces)	-	-	16	4	1	-
-	-	-	Mr. John Roblin, of Lyndhurst	-	-	-	-	13	2	7	3
-	-	-	Mr. John Knapp, of Rowdown, in the Parish of Fawley	-	(3 pieces)	1	3	33	43	1	9
16th December	-	-	Sir George Henry Rose, of Cuffnells	-	(2 pieces)	10	3	31	281	19	7 <sup>1</sup> / <sub>2</sub>
29th June	-	1821	Mr. James Scorey, of Minstead	-	-	-	1	28	10	4	9
-	-	-	Mr. James Brown, of Brockenhurst	-	(2 pieces)	-	3	35	26	2	-
-	-	-	Mr. Joseph May, of Bramshaw	-	-	-	-	7	1	3	7
-	-	-	Mr. William Fey, of Burley	-	-	-	1	25	8	4	6 <sup>1</sup> / <sub>4</sub>
-	-	-	Robert Smith, Esq., of Brockenhurst	-	(2 pieces)	-	1	35	11	9	3
19th October	-	-	John Port, of Lyndhurst	-	(2 pieces)	-	-	6	1	3	-
-	-	-	Mrs. Mary New, of Lyndhurst	-	(3 pieces)	-	2	15	11	2	9
-	-	-	Mr. Thomas Lochenbe, of Lyndhurst	-	-	-	-	4	-	13	6
17th April	-	1822	General Henry Wynyard, of Castle Malwood	-	-	3	1	34	60	15	-
-	-	-	Joseph Andrews, Esq. of Bartley	-	-	-	3	23	30	17	7
17th April	-	-	William Mitford, Esq. of Exbury	-	(7 pieces)	41	-	6	533	-	10
14th November	-	-	Cyprian Dufaur, Esq. of Margaret-street, Cavendish-square	-	(2 pieces)	2	-	-	56	14	-
			BRECKNOCK FOREST.								
			(Under Act 59 Geo. 3. c. 190.)								
7th February	-	1820	John Stewart, of London, Merchant	-	-	13,760	-	-	15,000	-	-
-	-	-	Archibald Christie, Esq. of London, Sale of the Crown's Rights and } Royalties over Five Allotments of Land - - - }			-	-	-	200	-	-
15th February	-	-	John Stewart, of London, Merchant, Sale of the Crown's Right to } Tithes over the above 13,760 Acres - - - }			-	-	-	1,330	-	-

to the Crown, granted under the Authority of the Act 53 Geo. 3. c. 121.—continued. No. 25.

Term of Years granted.	RENT reserved.	RENT reserved in lieu of Land Tax.	TOTAL Annual Rent.	Other Considerations for the NEW LEASES.
	£ s. d.	£ s. d.	£ s. d.	
99 years, from 5th January 1819	{ First 3 years a Pepper- corn, and afterwards 59 17 — per annum — }	{ First 3 years a Pepper- corn, and afterwards 3 10 — per annum — }	63 7 —	{ Cost of erecting and completing the Premises, and insuring the same in a sum equal to two- thirds of their value
99 years, from 5th January 1819	{ First 3 years a Pepper- corn, and afterwards 59 17 — per annum — }	{ First 3 years a Pepper- corn, and afterwards 3 10 — per annum — }	63 7 —	— — Do.
99 years, from 5th July 1819	{ First 2 years a Pepper- corn, and afterwards 75 5 — per annum — }	{ First 2 years a Pepper- corn, and afterwards — 5 — per annum — }	75 10 —	— — Do.
		£	19,548 18 11	

Appendix, No. 26.—continued.

DATES.	NAMES OF PURCHASERS.	QUANTITIES.	Consideration Money.
	DELAMERE FOREST. (Under Act 58 Geo. 3. c. 47.)	A. R. P.	£ s. d.
20th July — 1819	Mr. John Okell, of Sandiway, in the County of Chester — (2 pieces)	18 3 4	258 16 —
— — — —	Mr. John Walker, of Chester — — — (1 piece)	21 3 2	588 12 —
— — — —	Mr. Samuel Johnson, of Wallington, and Mr. John Lewis, } of Delamere — — — — — (1 piece)	18 — 21	681 10 —
	EXMOOR FOREST. (Under Act 55 Geo. 3. c. 138.)		
9th March — — —	John Knight, Esq. of London, Crown Allotment — — —	10,262 1 6	48,922 — —
— — — —	John Knight, Esq. of London, Simons Bath Farm — — —	108 2 —	1,200 — —
	WINDSOR FOREST. (Under Act 53 Geo. 3. c. 158.)		
15th April — — —	Mr. Richard Malens, of Bracknell, Two Pieces of Land in the Parish } of Binfield — — — — — — — }	8 — 11	165 — —
9th June — 1820	George Henry Crutchley Esq. of Sunning Hill Park, (Two Pieces in } Winkfield, with a Beech Tree thereon) — — — }	— — 25	7 6 —

Appendix, No. 27.

AN ACCOUNT of the Number of LOADS of FUEL WOOD in NEW FOREST, of which the Assignments have been extinguished by Purchases in perpetuity, from Persons entitled in respect of Private Property.

FROM WHOM PURCHASED, &c.	Loads.	Amount of Purchase.
		£ s. d.
Of Joseph Weld, Esquire, Pilewell, for an Estate called “ Kent’s,” in the Parish of Boldre — — — — —	3	60 0 0
Of Philip Ainsley, Esq. of Battramsley, in the Parish of Boldre, for two Mes- suages in the Parish of Boldre — — — — —	9	180 0 0
Of Sir George Henry Rose, of Cuffnells, for a Mansion, Park, and Estate, called “ Cuffnells,” in the Parish of Lyndhurst — — — — —	10	200 0 0
£	22	440 0 0



Appendix, No. 28.

AN ACCOUNT of EXCHANGES made of WASTE LANDS in the ROYAL FORESTS, for Lands of Individuals, under the Authority of the Act of 52d George 3d, cap. 161.

PERSONS WITH WHOM EXCHANGES HAVE BEEN MADE.		LANDS EXCHANGED.					
		Belonging to His Majesty.			Belonging to Individuals.		
NEW FOREST.		A.	R.	P.	A.	R.	P.
Charles Shaw Lefevre, Esq. of Burley, in the County of Southampton	-	2	3	20	0	3	12
DEAN FOREST.							
The Right Hon. N. Vansittart, Lord Calthorpe, James Jenkins, Esq. George Baring, Esq. T. T. Biddulph, Esq. the Rev. J. Hensman, and the Rev. E. Mansfield, Trustees of a Chapel near Five Acres Farm, called "Dean Forest Chapel"	- - - - -	1	0	0	1	0	0
Mary Hughes and William Kear, of English Bicknor	- - - - -	1	3	0	0	1	12
James Haffenden, Esq. of Clearwell	- - - - -	4	0	20	1	3	28
WINDSOR FOREST.							
Henry Powney Isherwood, Esq. of Old Windsor	- - - - -	26	0	0	26	0	0
George Henry Crutchley, Esq. of Sunninghill Park, Berks	- - - - -	64	3	38	21	3	1
Stanlake Batson, Esq. of Winkfield	- - - - -	48	1	1	205	2	6
THE KING'S PRIVATE ROAD.		{ A Piece of Ground for a new line of Road, between Grosvenor- place and Grosvenor Bridge, Chelsea.				{ Part of the old Road, between Grosvenor- place and Grosvenor Bridge, Chelsea.	
The Right Honourable Earl Grosvenor	- - - - -						

Appendix, No. 29.

A SCHEDULE of LICENCES to sundry Persons, to make Railways, erect Steam Engines, &c.; and of LEASES of Land, granted in exchange for old Encroachments, in His Majesty's Forest of Dean, in the County of Gloucester.

NAMES of GRANTEES.	DATES of GRANTS, &c.	LEASES, LICENCES, and PRIVILEGES, GRANTED.	FOR WHAT TERMS, &c. &c.	ANNUAL RENTS.
John Scott - {	Licence, 28 January 1820 {	To make and continue a Branch of Railway from Moor Wood Coal work, in Herbert-walk, to the length of 102 yards -	31 years, from Lady-day 1820 -	£ s. d. } 1 0 0
Thomas Phillips - {	Licence, 31 January 1820 {	To erect and continue a Steam Engine at the Union Colliery, in Oaken Hill Inclosure	31 years, from Lady-day 1820 -	} 5 0 0
Robert Withy - {	Licence, 17 Dec. - 1821 {	To make, construct and continue a Branch of Railway or Tramroad, of the length of 350 yards, from a Coal work at Howler's Slade -	31 years, from Michaelmas 1821	} 3 0 0
Mary Hughes - {	Lease, 17 April - 1822 {	Of an Encroachment near Symond's Rock, containing 1r. 12p. - - - - -	during life -	1 5 0
Bullo Pill Railway Comp <sup>y</sup> {	Licence, 30 Sept. - 1822 {	(Rent payable from Lady-day 1822.) To make, construct and continue Branches of Railway from the Folly and Whimsey Coal works, to the Company's Railway at Dam Head	31 years, from Michaelmas 1822	} 10 0 0

Appendix, No. 30.

Correspondence  
respecting the  
Scale of reduced  
Establishment.

COPY CORRESPONDENCE respecting the reduced SCALE of  
ESTABLISHMENT.

The Commissioners of His Majesty's Woods, &c. to the Lords of the Treasury.

MY LORDS,

Office of Woods, &c. 9th October 1821.

YOUR Lordships directions having been signified to us by Mr. Lushington's letter of the 13th of August last, "that we should cause to be prepared, and communicated to your Lordships, such plan for the reduction of our Establishment, as we should think most expedient, with a view of providing for the efficient execution of the duties of our department, at the smallest expense to the Public;"—we have had under our consideration the principles and regulations laid down by your Lordships, in the Extracts from your Minutes which accompanied that Letter, in order to apply them, as far as circumstances will admit, to the Establishment of this Department.

It is unnecessary for us to recall to the recollection of your Lordships, that the office of Surveyor General of Woods and Forests was united to that of the Land Revenue in the year 1810; and that the whole management of the Crown Estates was from that time placed under a Board, in conformity to the recommendation of the Commissioners appointed under the Act of 26th Geo. 3d, for inquiring into the state and condition of the Woods, Forests, and Land Revenues of the Crown.

Upon this arrangement being carried into effect, under the sanction of the Act of 50th of his late Majesty, the Board were directed by your Lordships to prepare a proper Establishment of Clerks and Officers, for your consideration and approbation.

The proposal submitted by this Board was modified and amended by your Lordships; and on the 26th of March 1811, we received your Lordships warrant, authorizing the Establishment, which was thereupon carried into effect, and which has since been continued without any alteration.

From a reference to these facts and dates, your Lordships will perceive, that this office cannot be regulated by any reference to the manner in which the business now devolved to it was conducted in 1797.

But after a minute and careful investigation of the various duties which the several persons under us have to perform, we have no difficulty in stating to your Lordships, that the business of this office has considerably increased since the formation of the Board; and that in our judgment, the number of Clerks now on the Establishment is not more than is necessary for the correct and efficient execution of the services expected from them.

In the Department of the Secretaries, we are of opinion, that an alteration may be made, which, without prejudice, and perhaps with ultimate advantage to the public service, will eventually produce a considerable saving, although it may be attended with some temporary embarrassment upon its being first carried into execution.

At present we have two co-ordinate Secretaries, one for the Department of Woods and Forests, the other for the Land Revenue. We do not see the necessity of permanently retaining this distinction in the business of the office. It might be highly proper and advantageous, and was certainly very natural at the first formation of the Board, when the separate Secretaries of the two offices were transferred to the consolidated department. Without some such arrangement, the Board at its outset would probably have been deprived of the assistance and experience of one or the other of these meritorious and efficient officers; but whenever a vacancy may arise in the one or the other of the Secretaryships, we are of opinion, that a new appointment may be dispensed with.

In proposing to bring the whole business of the office indiscriminately under the eye and direction of one Secretary, and to place the whole Establishment of Clerks under his superintendence and controul, it must be obvious to your Lordships, that both his labour and responsibility will be considerably increased,



No. 30.

Under these circumstances, and considering the great importance of holding out a suitable inducement to an able and efficient officer, to devote himself permanently to the duties of an office, in which it appears to us material that the holder of it should be changed as seldom as possible, we submit to your Lordships, that the salary of the Secretary should be £800 a year, upon his first appointment, and to be raised to £1,000 after ten years service in that situation.

The present Joint Secretaries have £800 a year each. The result therefore of this arrangement (should it be sanctioned by your Lordships), will be, as soon as either of their offices become vacant, an immediate saving of £600 a year, liable to be increased to £800 upon the appointment of any new Secretary, until he shall have completed ten years service.

Having already stated to your Lordships, that in our judgment the number of Clerks cannot be diminished, we feel confident, that upon a careful examination of their several salaries, your Lordships will be convinced, that there is no room for any material reduction.

A small eventual saving, however, we are of opinion may be attained, the extent and particulars of which will perhaps be best brought under your Lordships consideration, by our transmitting a Comparison of the present Establishment of the office, and of the Establishment which we propose, with a view to further, as much as possible, the objects of your Lordships Minute of the 10th of August.

In this Comparative Statement, we have shown on the one side, the minimum of salary, the maximum, which may be attained by length of service, and the amount now payable according to the present Establishment; and on the other, the minimum and maximum, together with the amount which, from the present standing of the several Clerks, would have been payable under the Establishment now proposed.

Your Lordships will perceive, that we have suggested that the Clerks should be divided into three classes, with one Chief Clerk and one Principal Clerk and Register; and we beg leave further to recommend, that the increase from length of service, from the minimum to the maximum of each class, should be at the rate of £10 a year; but that this increase should not commence for any Clerk in the junior class, till after three years from the date of his first appointment.

Both these regulations, we conceive, will conduce to the efficiency of the office, and in some degree to keep down the annual expense upon an average of years; and on these grounds, we trust, they will meet with your Lordships approbation.

We enclose also, a Statement of the salaries to our Deputy Surveyors, and the subordinate Officers in the Forests; but we cannot, in justice to the service, recommend any reductions in the salaries of those individuals.

We are, my Lords,  
Your Lordships' very humble servants,  
(Signed) WM. HUSKISSON.  
WM. DACRES ADAMS.  
HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

PROPOSED NEW SCALE OF ESTABLISHMENT  
For the Department of His Majesty's Woods, Forests, and Land Revenues.

Secretary	-	-	-	-	£800	{ and after 10 years service as } Secretary - increased to }	£1,000
Chief Clerk	-	-	-	-	700	-	700
Principal Clerk and Register	-	-	-	-	600	-	600
4 Senior Clerks	-	commencing at	-	-	300	{ and increasing at the rate } of £10 a year - to {	450
4 Assistant Do.	-	commencing at	-	-	200		270
7 Junior Do.	-	to serve 3 years, at	-	-	90		160
Private Secretary to the First Commissioner	-	-	-	-	£100	-	100
Itinerant Deputy Surveyor	-	-	-	-	300	-	300
2 Architects	-	-	-	-	200	-	200
Office Keeper	-	-	-	-	110	-	110
Door Keeper	-	-	-	-	80	-	80
3 Messengers	-	-	-	-	230	-	230

COMPARATIVE STATEMENT of the Minimum and Maximum of Salary, to which the persons holding the several situations undermentioned are entitled, according to the present Establishment, and of the Salaries now payable, with the Minimum and Maximum, and Amount to which the same persons would be now entitled under the foregoing proposed new Scale of Establishment.

PRESENT ESTABLISHMENT :				PROPOSED ESTABLISHMENT :			
	Minimum Salary.	Maximum Salary.	Salary now payable.		Minimum Salary.	Maximum Salary.	Salary which would be payable by the proposed Establishment.
	£	£	£		£	£	£
Secretary for Department of Woods	600	800	800	1 Secretary	800	1,000	1,000
Secretary for Department of Crown Lands	600	800	800	Chief Clerk	700	700	700
Senior Clerks :				Principal Clerk and Register	600	600	600
1	400	600	600	Senior Clerks :			
2	400	600	600	1	300	450	410
3	300	500	400	2	300	450	390
4	300	500	450	3	300	450	300
Junior Clerks :				4	300	450	300
1	200	400	300	Assistant Clerks :			
2	200	400	300	1	200	270	250
3	175	350	250	2	200	270	250
4	175	350	250	3	200	270	175
5	150	300	175	4	200	270	175
6	150	300	175	Junior Clerks :			
7	110	280	175	1	90	160	150
8	110	280	175	2	90	160	130
9	100	200	110	3	90	160	110
10	100	200	100	4	90	160	110
11	90	200	90	5	90	160	90
12	90	200	145	6	90	160	90
13	90	200	135	7	90	160	90

STATEMENT of the Establishment of the Resident Deputy Surveyors in the Royal Forests.

DEAN FOREST - Deputy Surveyor, £350 per annum	BERE FOREST - Deputy Surveyor, £150 per annum
— - Assistant - 35 — with allowances for certain services.	WHITTLEWOOD and SALCEY FORESTS, - Deputy Surveyor, } 130 —
NEW FOREST - Deputy Surveyor, 350 per annum	DELAMERE FOREST, Deputy Surveyor, 200 —
— - Assistant - 150 —	WINDSOR FOREST, Deputy Surveyor, 200 —
ALICE HOLT and WOOLMER FORESTS, - Deputy Surveyor } 200 —	

George Harrison, Esq. to the Commissioners of Woods, &c. authorizing proposed Scale of Establishment.

GENTLEMEN, Treasury Chambers, 5th March 1822.

I AM commanded, by the Lords Commissioners of His Majesty's Treasury, to acquaint you, that they entirely concur in the suggestions submitted in your Report of the 9th October last, for the prospective reduction of the Establishment of your office; and I am to desire that you will give directions for carrying the proposed Establishment into effect, from the 5th of January last, under the regulations and restrictions mentioned in the Minute of this Board, of 8th ultimo, a copy of which has been transmitted to you.

Commissioners of Woods, &c.

I am, Gentlemen, your obedient servant,  
(Signed) Geo. Harrison.



THE Commissioners of Woods, &c. to the Lords of the Treasury; as to Steps taken in compliance with Report of Select Committee of the House of Commons, for the Accounts of the Collection of the Land Revenue.

MY LORDS,

Office of Woods, &c. 18th December 1822.

WE received Mr. Harrison's Letter, dated the 24th October, transmitting to us, by your Lordships' commands, Copy of a Report of the Select Committee of the House of Commons, of the last Session, on the Public Accounts of the United Kingdom, annually laid before Parliament; and desiring that we would collect, at the commencement of the year, from the several persons entrusted with the Collection of the Land Revenue of the Crown in Great Britain, or with the receipt of any Funds applicable to the same uses, the accounts of those persons respectively, and that we should prepare accounts of the Income and Expenditure of this Branch of Service, according to the "pro forma" accounts therewith transmitted, and numbered 15, 16, 17 and 18; and transmit the same to your Lordships Board, as soon as possible after the 5th day of January in each year.

From the tenor of the Report of the Committee of the House of Commons, and the "pro forma" accounts, to which we have been referred by your Lordships, the object of Parliament appears to be, that there should be furnished annually, from this Department, a General Account, or "Balance Sheet," showing the total Income arising from the Land Revenue of the Crown in Great Britain, and the application thereof, under the separate heads; made up to the 5th January in each year.

As the Accounts of the Receivers of the Land Revenue of the Crown, in England and Wales, are now made up to the 10th of October, it will be necessary, in the first place, in order to assimilate these Accounts with the other Branches of the Public Revenue, that your Lordships should signify your Commands to the proper Auditors, to require of the several Receivers, or other Accountants, in their respective audits, to make up their accounts, in future, to the 5th January, instead of to the 10th of October, as at present; and further, that each Receiver, or other Accountant, should be required, immediately after the 5th of January in each year, to transmit to us a copy or duplicate of his account for the year preceding.

In the mean time we have called upon the Acting and Deputy Auditors of the Land Revenue for England and Wales, to furnish us with the Accounts in their respective audits, under such separate heads as shall enable us to prepare the Account required by your Lordships, to the latest period to which they can at present be made up; and also upon Mr. Mitford, who, under the authority of a power of attorney from your Lordships, receives the dividends arising from 3 per Cent. Consolidated and Reduced Annuities, purchased by the sales of Fee Farm Rents, of Crown Lands, and Compensations for Mooring Chains, for an account of the receipt and application of that Fund.

In order to enable us fully to comply with the recommendations of the Report, we further submit to your Lordships, the propriety of your causing directions to be given to the Rangers, Deputy Rangers, or any other persons having the care and management of the Royal Parks, or as Farms therein, to furnish us with accounts of the Rents arising from such Parks or Farms, and of any other monies of which they may be in the receipt, arising from Lands, Herbage, or Timber, within any of the Parks, and of the application of such Rents or other Monies, in order that the income from this portion of the Estate of the Crown, and the expenditure thereof, may be included in the accounts now required.

We have not taken any steps for obtaining an account of the Land Revenue in Scotland, which your Lordships are aware is in the receipt, and under the management, of the Barons of the Exchequer of that part of the Kingdom.

We are, my Lords,

Your Lordships' very humble servants,

(Signed)

W. HUSKISSON.

HENRY DAWKINS.

To the Right Honourable the Lords Commissioners  
of His Majesty's Treasury.

CHARLES ARBUTHNOT.  
WM. DACRES ADAMS.  
HENRY DAWKINS.

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*Clitherow*, Robert, gent., lease of manor and lands to be granted to, 74.

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*Northamptonshire*, fee-farm rent in, sold, 87; receiver of Crown rents for, 142.

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*Ockchard*, alias *Orchard*, fee-farm rents for land in, sold, 86.

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*Peacock*, John, lease of a messuage to, 52.

*Peake*, Thomas, esq., land sold to, 90.

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*Peckham*, Mr. William, land sold to, 178.

*Peisley*, George, lease of a messuage to, 146.

*Pembrokeshire*, fee-farm rents in, sold, 88; rent and fine for profits of original seal, &c. of, 114.

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*Pentraeth*, land in, sold, 90.

*Pepper*, Thomas, lease of lands to be granted to, 74.

*Perryman*, Edward and Thomas Winston, lease of three messuages to, 52.

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*Pest-house*, near Soho, fee-farm rents for the antient site of, sold, 86.

*Peto*, Henry, esq., lease to, of ground in Mary-le-bone Park, 66; of four other plots there, 68.

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*Pond-head Farm*, land-tax on, redeemed, 112.

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*Postern Row*, Tower Hill, lease of a messuage in, 50; of another, 58; ground in, sold, 98.

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*Princes-place*, Westminster, lease of messuages in, 50. (121.)

*Princes-street*, Westminster, lease of messuages in, to be granted, 80; land-tax on, redeemed, 112; lease of ground on the north side of, 152; of ground and the messuage No. 1, 168.

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*Radnorshire*, fee-farm rents in, sold, 88; premises in, sold, 92; rent and fine for profits of original seal, &c. of, 114.

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*Richards*, Richard, esq., land sold to, 92.

*Richardson*, Eliz., lease of messuages to, 54.

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———— Henry, lease to, of ground on the east side of Regent-street, with the messuage No. 18, 154; of another plot, with the messuage No. 208, 168.

———— William, lease to, of several plots of ground, in the circus, near Portland Place, 58, 60; of another plot of ground there, 70.

*Richmond*, duke of, particulars of his lease from the Crown, of certain premises in Privy Gardens, 26; disposes of his interest to the Crown, *ib.*; amount of the purchase money, *ib.* 27.

*Richmond House* and grounds, in Privy Gardens, improvement on the site of, 26; purchased by the Crown, *ib.*; with an adjoining freehold house and ground, *ib.*; amount of the purchase money, *ib.*; produce of the sale of the old building materials, 27; let on a building lease, and houses of the first class to be erected, *ib.*

*Richmond*, and Chertsey Beamond, amount of quit-rents payable for certain copyholds in the manors of, 5; purchase money received by the Crown, for the enfranchisement of, *ib.*; application of the proceeds, *ib.*; particulars of the lands and messuages enfranchised, and by whom, 94.

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*Rivington*, F. C. and J. Messrs., lease of ground and messuage to, 148.

*Robinson*, George, copyhold messuages and lands enfranchised to, 94.

*Roblin*, Mr. John, land sold to, 178.

*Robson*, Horatio, lease of a messuage to, 50.

*Rochester*, Bishop of, compensation to be made to, as receiver of Crown rents for the eastern counties in England, 25; to be settled by arbitration, *ib.*; a referee appointed on the part of the Crown, but no award yet made, *ib.*; his memorial to the Commissioners of the Treasury, 139; referred to the Commissioners of Woods and Forests, 140; their report on the same, *ib.*; correspondence respecting, *ib.*

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*Romford*, lease of the tolls of the market of, to be granted, 74.

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*Rumfitt*, Charles, lease of a messuage to, 50.

*Russell Court*, Saint James's, lease of several messuages in, 56.

*Ryder Street*, St. James's, (Great), leases of messuages in, 50.

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*Saint Alban's-place*, lease of ground on the west side of, with the messuages Nos. 14, 15, 16, 154.

*Saint Florence Emlyn*, rent for perquisites of courts in, 114.

*Saint George's, Hanover-square*, grant to be made to this parish, of a plot of ground for a parochial chapel, 30.

*Saint Ishmael's*, rent for perquisites of courts in, 114.

*Saint James's Market*, lease of houses, &c. in, from No. 2 to 33 inclusive, 148.

*Saint James's-place*, lease of a messuage in, to be granted, 80.

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